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December 15, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#20 of DEC 15, 2015

Agenda No. 45
10/06/15


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

Re: **PROJECT NO. TR067861-(4)**
COASTAL DEVELOPMENT PERMIT NO. 2006-00007-(4)
CONDITIONAL USE PERMIT NO. 2006-00288-(4)
VARIANCE NO. 2006-00012-(4)
PARKING PERMIT NO. 2006-00020-(4)
FOURTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

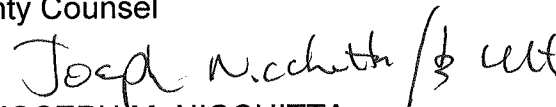
Your Board previously conducted a duly-noticed public hearing regarding the above-referenced permits, to authorize the construction of a 288-room hotel, a 28-foot-wide public waterfront pedestrian promenade, and associated amenities and facilities on the northern 2.2 acres of Parcel 9U in Marina del Rey, applied for by MDR Hotels, LLC.

At the conclusion of the hearing, you indicated an intent to approve the permits and instructed our office to prepare findings and conditions for your approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

MARY C. WICKHAM
County Counsel

By


JOSEPH M. NICCHITTA
Deputy County Counsel

APPROVED AND RELEASED:


THOMAS J. FAUGHNAN
Senior Assistant County Counsel

JMN:ph
Enclosures

c: Sachi A. Hamai, Chief Executive Officer
Patrick Ogawa, Acting Executive Officer, Board of Supervisors

HOA.1646429.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NO. TR067861-(4)
COASTAL DEVELOPMENT PERMIT NO. 2006-00007-(4)
CONDITIONAL USE PERMIT NO. 2006-00288-(4)
VARIANCE NO. 2006-00012-(4)
PARKING PERMIT NO. 2006-00020-(4)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Project No. TR067861-(4), consisting of Coastal Development Permit No. 2006-00007-(4) ("CDP"), Conditional Use Permit No. 2006-00288-(4) ("CUP"), Variance No. 2006-00012-(4) ("Variance"), and Parking Permit No. 2006-00020-(4) ("Parking Permit") on October 6, 2015. (The CDP, CUP, Variance, and Parking Permit are collectively referred to herein as the "Project Permits.") The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Project Permits on July 22, 2015.
2. The permittee, MDR Hotels, LLC ("permittee"), requests the Project Permits to authorize the construction of a new 288-room hotel and associated facilities and amenities ("Project"), on the northern 2.2 acres of Parcel 9U ("Parcel 9U") in the unincorporated County community of Marina del Rey ("Marina").
3. The CDP is a request to authorize the construction of: (a) a new 288-room hotel consisting of one building with a five-story tower/wing and a six-story tower/wing, and associated facilities and amenities, including two meeting rooms, a restaurant, a bar/lounge, a fitness center, a ground floor outdoor terrace, a second floor outdoor deck with a pool, spa, and fire pits, a lobby, offices, maintenance facilities, a one-level subterranean parking structure, and a surface parking lot; (b) a new 28-foot-wide public waterfront promenade; and (c) a decorative WaterBus shelter.
4. The CUP is a request to authorize: (a) the construction of a one-level subterranean parking structure and a surface parking lot; and (b) the sale of a full line of alcoholic beverages for on-site consumption.
5. The Variance is a request to reduce the required rear-yard setback from ten feet to zero feet along the public waterfront promenade to be constructed on the eastern boundary of the site, and to reduce the required side-yard setback from ten feet to seven and one-half feet along the northern boundary of the site.
6. The Parking Permit is a request to authorize valet-managed tandem parking in the one-level subterranean parking lot to be constructed on the site, and valet parking on the surface parking lot to be constructed on the site.
7. Parcel 9U is approximately 3.66 acres, with the Project site to be located on the northern 2.2 acres of the parcel. The Project site is located in the Playa del Rey

Zoned District along Via Marina to the west and Marina Basin B to the east, between Marquesas Way and Tahiti Way to the north and south, respectively.

8. Parcel 9U is zoned "Specific Plan" within the Marina del Rey Local Coastal Program ("LCP"). The Marina del Rey Land Use Policy Map ("Land Use Policy Map") designates the northern 2.2 acres of Parcel 9U, where the Project site will be located, as "hotel" with a waterfront overlay zone ("WOZ"). The Land Use Policy Map designates the southern 1.46 acres of Parcel 9U as "open space" with a WOZ, which will be developed as a wetland and upland park.
9. The Project site is irregularly shaped with generally flat and gently-sloping topography towards the water to the east. The site is currently vacant and fenced, except for a publicly-accessible, paved eight-foot-wide walkway along the site's bulkhead.
10. Surrounding zoning within a 700-foot radius includes:

North: Open space, high density residential (Residential V), medium density residential (Residential III), water;
South: Residential V, water, multi-family residential within the City of Los Angeles;
East: Water, Residential III; and
West: Multi-family residential within the City of Los Angeles.
11. Surrounding land uses within a 700-foot radius include:

North: Open space, multi-family residences, Marina Basin B;
South: Vacant land, to be developed as a wetland and upland park, multi-family residential, Marina Basin A;
East: Marina Basin B and multi-family residential; and
West: Multi-family and single-family residential within the City of Los Angeles.
12. The site plan for the Project depicts:
 - A. An approximately 263,000-square-foot hotel building containing 288 guest rooms and associated amenities, including a lobby, restaurant, bar/lounge, fitness center, pool, spa, fire pits, lobby, offices, and two meeting rooms. The guest rooms will be divided among two towers/wings: a six-story tower/wing on the northern portion of the site and a five-story tower/wing on the southern portion of the site. The northern and southern towers/wings will be connected by a one-story central building containing a common lobby, meeting rooms, restaurant, bar/lounge, and other facilities, with rooftop amenities including a pool, spa, outdoor terraces overlooking Marina Basin B, and other amenities and facilities. The permittee proposes to operate the northern tower/wing as a Marriott Residence Inn, and the southern tower/wing as a Marriott Courtyard.

- B. A subterranean level containing a parking garage and housekeeping and maintenance facilities.
 - C. A 28-foot-wide public waterfront promenade along the site's water frontage. The promenade will incorporate decorative paving, marina-themed railings, landscaping and lighting, shaded seating areas, drinking fountains, bicycle racks, and a new decorative shelter for WaterBus patrons located at the connection point between the gangway for a future public/"transient" dock and the bulkhead.
 - D. Driveways providing access to a subterranean parking garage and a circular loading area serving the common lobby of the hotel building.
 - E. Two 28-foot-wide fire lanes immediately to the north and south of the Project site, which will provide access for emergency vehicles, as well as pedestrian access from Via Marina to the public waterfront promenade. The northern fire lane was approved by the Board in connection with the development of an apartment project on Marina Parcel 10, and the southern fire lane was approved by the Board in connection with the development of a wetland and upland park on the southern 1.46 acres of Parcel 9U, and will be constructed with a turf block material compatible with the design of the wetland and upland park.
13. The Project elevations depict the northern six-story tower/wing at 72 feet high, and the southern five-story tower/wing at 61 feet high, with the central building connecting the towers at approximately 16 feet high.
 14. The Project will provide a minimum of 231 on-site parking spaces. Twenty-one of the 231 on-site parking spaces will be reserved for guests of the wetland and upland park to be developed on the southern 1.46 acres of Parcel 9U. A single-level subterranean garage will contain 212 valet-managed, tandem parking spaces. Seventeen of the 212 subterranean spaces will be reserved for guests of the wetland and upland park, and will be made available at a fee comparable to other public parking areas in the vicinity of the Project site. Two surface parking lots will contain, respectively, 15 valet-managed parking spaces and four free self-parking spaces reserved for guests of the wetland and upland park. Six parking spaces will be set aside as disabled/accessible spaces, and will be provided in the 15-space surface parking lot. The Project will provide loading areas near the northwest corner of the site and in a circular driveway adjacent to the hotel's common lobby.
 15. The Project site will take its primary access via a driveway along Via Marina, which will provide ingress and egress to the Project's subterranean and surface parking lots and delivery and loading areas. Secondary pedestrian access to the site will be provided by the fire lanes on the northern and southern perimeters of the Project site, and by the public waterfront promenade to be constructed along the site's water frontage.

16. The Project will provide landscaping along the northern, western, and southern perimeters of the site and will include a mixture of trees, shrubs, and groundcover in planting areas ranging from eight to ten feet in width, for a total of 11,115 square feet of landscaped areas, or approximately 11.6 percent of the site. The planting palette for the Project consists of non-invasive species considered appropriate for coastal environments, and includes the planting of 65 trees distributed across the Project site.
17. The permittee will incorporate Leadership in Energy and Environmental Design ("LEED") features into the Project, to the extent feasible.
18. The Project proposes the sale of a full line of alcoholic beverages at several locations in the Project's hotel, including at the restaurant, the bar/lounge, meeting rooms, and in guest rooms via mini-bar service.

Previous Consideration of the Project with Other Marina Projects

19. The Project was previously heard concurrently by the Commission and Board with the following: (a) Project No. R2006-03643-(4), to authorize the construction and maintenance of a 1.46-acre public wetland and upland park on the southern approximately 1.46 acres of Parcel 9U ("Wetland Park"); (b) Project No. R-2006-03647-(4), to authorize the demolition of an existing 136-unit apartment complex and appurtenant landside facilities on Marina Parcel 10, and the construction of a 400-unit apartment complex with site amenities and facilities ("Parcel 10 Apartments"); and (c) Project No. R2006-03652-(4), to authorize the demolition of an existing 202-space public parking lot on Marina Parcel 14 and the construction of a 126-unit apartment complex and appurtenant landside facilities ("Parcel 14 Apartments"). (The Project, Wetland Park, Parcel 10 Apartments, and Parcel 14 Apartments are referred to collectively as the "West Marina Projects.")
20. Prior to the Commission's public hearing on the West Marina Projects, an Initial Study was prepared for the West Marina Projects in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, the County Department of Regional Planning ("Regional Planning") determined that an Environmental Impact Report ("EIR") was the appropriate environmental document for the Project. The County elected to oversee the preparation of a single, comprehensive EIR to evaluate the potential project-specific environmental impacts of the West Marina Projects, as well as the potential cumulative environmental impacts of the West Marina Projects, including the construction of a public "transient" boat anchorage adjacent to the Wetland Park.
21. The County initially prepared a draft EIR ("Draft EIR") which evaluated the potential project-specific and cumulative environmental impacts of all of the West Marina Projects. Regional Planning staff subsequently prepared and recirculated

a revised draft EIR ("Revised Draft EIR") to address potential cumulative impacts related to the proposed City of Los Angeles' dual force main alignment project and the County Department of Public Works' sewer upgrades in the Marina.

22. The Commission conducted a duly-noticed public hearing on the West Marina Projects on October 29, 2008, November 5, 2008, August 12, 2009, October 14, 2009, February 3, 2010, and March 10, 2010. At the time of the Commission's consideration of the West Marina Projects, the Project proposed a 288-room hotel and timeshare resort, a six-level parking structure with approximately 360 spaces, and other facilities and amenities. The Project also included Vesting Tentative Tract Map No. 067861 ("Vesting Map"), to authorize the timeshare component. The height of the hotel and timeshare building was proposed to be 225 feet. At its duly noticed public hearing on March 10, 2010, the Commission approved the Project, as then proposed, and the other West Marina Projects.
23. Pursuant to Los Angeles County Code ("County Code") Section 22.60.230, Project opponents appealed the Commission's approval of the Project to the Board. Because the other West Marina Project approvals included a request for an amendment to the LCP, those project approvals also were referred to the Board pursuant to County Code Section 22.60.230.
24. Prior to the Board's public hearing on the West Marina Projects, the permittee redesigned the Project in response to concerns raised by Project opponents. In particular, the permittee proposed a design which reduced the height of the hotel building and removed the Project's timeshare component. As a result, the Vesting Map was no longer part of the Project Permits.
25. The Board held a duly noticed public hearing on the West Marina Projects on April 26, 2011. The Board certified the final EIR ("Final EIR") (State Clearinghouse No. 2007031114) for the West Marina Projects, adopted the associated Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring Plan, and approved the Parcel 10 Apartments, Parcel 14 Apartments, and Wetland Park projects. Because the Project had been redesigned prior to the Board's public hearing, the Board remanded the Project to the Commission and the Marina del Rey Design Control Board ("DCB") for further review and consideration.

Proceedings After the Board Remanded the Project to the Commission and DCB

26. Following the permittee's redesign of the Project, Regional Planning staff evaluated the redesigned Project and determined that none of the conditions described in CEQA Guidelines section 15162 calling for the preparation of a subsequent environmental impact report had occurred. Accordingly, Regional Planning staff prepared an Addendum ("Addendum") to the Final EIR certified by the Board on April 26, 2011. The Addendum concluded that the Project, as revised, would not result in any increased or additional environmental impacts beyond those which were analyzed in the certified Final EIR, and that impacts to

visual resources would be reduced to a level of less than significant due to the Project redesign. Regional Planning staff also prepared a revised Mitigation Monitoring Plan ("Revised MMP"), which consisted of a revised version of the Mitigation Monitoring Plan adopted by the Board on April 26, 2011, to comport with the Project's design changes only, and CEQA Findings of Fact for the Addendum.

27. Consistent with the Board's direction, DCB reviewed the redesigned Project at a meeting on January 22, 2014. DCB conceptually approved the design of the Project with design recommendations, including improvements to the waterfront promenade design, and directed the permittee to return to the DCB for final design review.
28. The Commission held a duly-noticed public hearing on the Project Permits on July 22, 2015. Regional Planning staff gave a presentation regarding the revised Project, and the Director of the County Department of Beaches and Harbors ("Beaches and Harbors") gave a presentation explaining the changes to the Project, including the Project's reduced height, the removal of the Project's timeshare component, and the withdrawal of the Tentative Map. The permittee's representatives testified in favor of the Project, explained the Project's benefits to the local community, and stated the permittee had entered into a "labor peace agreement" with the Unite Here! Local 11 union, among other things. Members of the public and representatives of community and environmental groups, including the Ballona Institute and the Sierra Club, testified both in favor of and in opposition to the Project. Project supporters testified in favor of the reduced scale of the Project, the elimination of the timeshare component, and the permittee's agreement with the labor union. Project opponents raised a number of concerns including, among other things, that: (a) the Addendum did not adequately address changes to the Project; (b) the Project would result in the destruction of wetlands; and (c) the Project was not compatible with the surrounding residences and would create excessive noise. A representative of Unite Here! Local 11 testified in support of the Project. The permittee's representatives also responded to questions from the Commission regarding the Project's parking and landscaping, among other questions.

At the conclusion of the public testimony and after Commission discussion, the Commission closed the public hearing, and approved the Addendum and the Project Permits.

29. Pursuant to County Code Section 22.60.230, the Ballona Institute appealed the Commission's approval of the Project Permits to the Board.
30. The Board conducted a duly-noticed public hearing on the appeal of the Project Permits on October 6, 2015. Regional Planning staff briefly outlined the redesigned Project, explained that the Commission had approved the Project Permits, and that its approval was appealed to the Board by Project opponents.

Staff recommended that the Board deny the appeal and approve the Project Permits.

31. The permittee's representative testified in favor of the Project, explaining among other things that the Project had been significantly scaled back from its previous design. The permittee's attorney responded to concerns raised by Project opponents that the Addendum was allegedly insufficient. The permittee's biologist testified that the wetland delineation on the site was approved by the California Coastal Commission ("Coastal Commission") and had not expanded since the Coastal Commission's approval.
32. A representative of the appellant, the Ballona Institute, testified against the Project and in favor of the appeal. The appellant's representative raised concerns about the Project's impacts on wetlands, the Ballona Wetlands Ecological Reserve, and on small mammals and birds. The appellant's representative also argued that a subsequent or supplemental environmental impact report was required based on changing conditions on the Project site.
33. Members of the public testified in favor of and in opposition to the Project. Project supporters, including a Marina resident and representatives of Unite Here! Local 11 and the Marina del Rey Convention and Visitors Bureau, testified in favor of the Project's reduced scope, the permittee's agreement with the union, and the Project's provision of new dining facilities, among other things.
34. Project opponents, including representatives of We Are Marina del Rey and the Sierra Club, raised similar concerns to those raised before the Commission, and raised the additional concerns, among others, that: (a) the Project would worsen existing traffic conditions in the Marina; (b) the Marina already had too many hotels; (c) the Project would harm sensitive and endangered species; (d) the Project did not provide a sufficient view corridor; (e) developing a hotel on the Project site would hinder egress from the Marina in the event of an emergency; and (f) the Project would further reduce limited parking in the Marina. A member of the public read a letter into the record written by Los Angeles City Councilman Mike Bonin echoing safety concerns in the event of an emergency and raised concerns about lack of open space in the Marina.
35. At the conclusion of testimony, and after Regional Planning staff responded to questions from the Board regarding the Project's required parking, the Board closed the public hearing, adopted the Addendum, the Revised MMP, and the Findings of Fact for the Addendum, indicated its intent to approve the Project Permits, and directed County Counsel to prepare appropriate findings and conditions.

Coastal Development Permit

36. The Board finds the Project is subject to the LCP and the components of the LCP, including the Marina del Rey Land Use Plan ("LUP") and the Marina del Rey Specific Plan ("Specific Plan").
37. The Board finds the Project is consistent with the site's land use category under the LUP. The Land Use Policy Map designates the Project site as "hotel" with a WOZ. This land use category is intended to "provide overnight accommodations and attendant visitor-serving services including dining and entertainment areas." The WOZ is an overlay land use category applied to certain waterfront parcels in the Marina and is intended to encourage more creative and desirable projects by allowing a mix of uses in proposed developments. Hotels and visitor-serving commercial uses are allowed within the WOZ.
38. The Board finds the Project is consistent with the LUP's policies related to land use. The Project site is vacant, and Project improvements will be confined to the landside of the site. Therefore, buildout of the Project will not displace existing recreational amenities in the Marina. Development of the Project will provide overnight accommodations in a part of the Marina where no such facility exists. The Project will also enhance the public's access to the site, to the Wetland Park to be constructed on the southern portion of Parcel 9U, and to Marina Basin B by providing a restaurant and bar/lounge open to the public, a public waterfront promenade with associated amenities, a new decorative WaterBus shelter, and 21 public parking spaces reserved for visitors to the Wetland Park.
39. The Board finds the Project is consistent with the LUP's policies related to shoreline access. The Project will:
 - A. Provide access to a portion of the Marina that is currently fenced off, except for a paved walkway adjacent to the bulkhead.
 - B. Widen the existing eight-foot-wide concrete waterfront promenade to 28 feet and incorporate new, higher quality materials including decorative paving and marina-themed railing.
 - C. Connect the site's promenade with other existing segments of the promenade to the north and south of Parcel 9U.
 - D. Provide waterfront amenities including shaded seating areas, drinking fountains, decorative landscaping and lighting, bicycle racks, and a new decorative WaterBus shelter.
 - E. Allow for pedestrian access from Via Marina to the promenade and waterfront via fire lanes along the northern and southern perimeters of the site.

- F. Provide 21 new public parking spaces to serve the Wetland Park to be developed to the south of the Project site.
40. The Board finds the Project is consistent with the LUP's policies related to recreation and visitor-serving facilities. The Project will provide public parking and a new 28-foot-wide public waterfront promenade and associated amenities. The new promenade, which will be free and open to the general public, will afford views of the harbor and allow visitors and residents to view boats, wildlife, and other water-based activities. The Project also includes construction of a decorative shelter to serve a new WaterBus stop. The WaterBus stop will provide public access to the Project, the Wetland Park, and public transient boat slips which will be constructed near Parcel 9U. The Board further finds the Project is appropriately conditioned to require informational and directional signage indicating available public parking, access to the waterfront, and recreational opportunities.
41. The Board finds the Project is consistent with the LUP's policies related to marine resources. The Project is appropriately designed so as not to impede the biological productivity of the Wetland Park to be developed on the southern portion of Parcel 9U. The Project is sufficiently set back from the future Wetland Park site and the Project's hotel does not contain any primary access points along its southern façade, deterring pedestrian and other access to the hotel via the Wetland Park. Runoff from the Project site which travels toward the Wetland Park will be captured in the permeable turf block pavement of the 28-foot-wide fire lane to be constructed between the Project and the park area as part of the Wetland Park project, and the runoff will not negatively impact the biological productivity of the wetland area.
42. The Board finds the Project is consistent with the LUP's policies related to biological resources. Although the Project will result in the removal of six trees on-site and three trees within the street median adjacent to the Project site, the trees are nonnative species and have shown no evidence of nesting. The Project is also appropriately conditioned to comply with the tree trimming and tree removal policies of the LUP in order to preclude impacts to any nesting birds that may exist on the Project site in the street median adjacent to the site.
43. The Board finds the Project complies with the tree replacement requirement of the LUP, which requires one-to-one replacement of trees removed to new trees planted. The Project will require the removal of six trees on-site and three trees within the street median adjacent to the site, for a total of nine trees. The Project is appropriately conditioned to plant 65 new trees across the Project site. The trees will be of a variety of species that are non-invasive and appropriate for planting in the Marina.
44. The Board finds the Project is consistent with the LUP's policies related to coastal visual resources. The Project will construct a new 28-foot-wide public promenade along the bulkhead of the Project site. The promenade will provide

unobstructed views of the Marina's waters. A fire lane to be constructed to the north of the Project site will provide additional unobstructed views of the Marina waters. The Project is appropriately set back from the Wetland Park to be developed on the southern portion of Parcel 9U, which Wetland Park will provide unobstructed views of the Marina and its waters across approximately 41 percent of the parcel. Additionally, the Board finds the Project, after construction, will produce similar wind patterns throughout the Marina with only localized changes at the western ends of Marina Basins B and C that will not significantly affect wind currents and sailing conditions.

45. The Board finds the Project is consistent with the LUP's policies related to hazard areas. The Project is appropriately conditioned to comply with current building code requirements to ensure seismic stability and prevent impacts related to liquefaction.
46. The Board finds the Project is consistent with the LUP's policies related to circulation. The Project is appropriately conditioned to require the permittee to pay its fair share of the cost of transportation-related infrastructure for the Marina based on the projected number of trips generated by the Project.
47. The Board finds the Project is consistent with the LUP's requirements related to the displacement of public parks, coastal-dependent uses, and boating uses. The Project will be confined to the northern approximately 2.2 acres of Parcel 9U, and will be constructed on the landside only. The Project will not displace any existing parkland, and is designed to be compatible with the Wetland Park to be constructed on the southern approximately 1.46 acres of Parcel 9U. No docks or other coastal-dependent or boating uses currently exist on Parcel 9U.
48. The Board finds the Project's maximum building height of 72 feet is consistent with the LUP's policies regarding the height of structures, and with the Specific Plan's maximum height for structures in the "hotel" land use category.
49. The Board finds the Project is appropriately conditioned to provide shuttle service between the Project's hotel and Los Angeles International Airport, in conformance with LUP and Specific Plan requirements.
50. The Board finds the Project complies with the following communitywide design guidelines in the Specific Plan, set forth in County Code Section 22.46.1060:
 - A. Landscaping. The Project will provide landscaping along the northern, western, and southern perimeters of the Project site, which landscaping will include a mixture of trees, shrubs, and groundcover in planting areas ranging from eight to ten feet in width.
 - B. Lot coverage. More than ten percent of the Project's net lot area will be landscaped and building coverage will be less than 90 percent of the Project's net lot area.

- C. **Parking.** One hundred forty-four parking spaces are required for the Project pursuant to County Code Section 22.52.1130. The Project is appropriately conditioned to provide 231 parking spaces, including 21 parking spaces reserved for use by visitors of the Wetland Park. Three "Type A" loading spaces and five disabled/accessible parking spaces are also required for the Project, and the Project is appropriately conditioned to provide these spaces.
 - D. **Signage.** The Project is appropriately conditioned to submit to DCB for review and approval a signage plan which complies with the requirements of DCB's Revised Permanent Sign Controls and Regulations.
 - E. **View Corridor.** A view corridor of not less than 20 percent is required for Parcel 9U. The Project, to be developed on the northern portion of the parcel, and the Wetland Park, to be developed on the southern portion of the parcel, will cumulatively provide an uninterrupted view corridor over approximately 41 percent of the parcel.
 - F. **Emergency Access.** Fire lanes in compliance with Fire Department and Specific Plan requirements will be constructed immediately to the north of the Project site in conjunction with development of the Parcel 10 Apartments project, and immediately to the south of the Project site in conjunction with development of the Wetland Park. The Project is appropriately conditioned to ensure the Project's shared use of the fire lanes. Additionally, the Project will construct a 28-foot-wide public waterfront promenade which will serve as a fire lane for emergency access along the Parcel 9U bulkhead.
51. The Board finds the Project is exempt from providing lower-cost overnight facilities pursuant to County Code Section 22.46.1180.A.15.b.v. The developer of a previously-approved Marina Plaza Hotel project on Parcel 9U fulfilled this obligation through the payment in 1985 of an in-lieu fee in the amount of \$365,000, which was utilized for the construction of an American Youth Hostels, Inc. ("AYH"), youth hostel in the City of Santa Monica, which has been in operation since 1989. The permittee duly filed an application for the Project on February 17, 1999, within 20 years from the date of the in-lieu payment.
52. The Board finds the Project will provide a 10-foot front yard setback along the site's western boundary, and a 10-foot side yard setback along the site's southern boundary, in compliance with applicable setback requirements in the Specific Plan. The Variance authorizes a seven-and-one-half-foot setback for the side yard along the site's northern boundary and a zero-foot setback for the rear yard along the site's eastern boundary adjacent to the public waterfront promenade.
53. The Board finds that, in compliance with the Specific Plan, DCB reviewed and approved the Project's conceptual design on January 22, 2014, and the Project is

appropriately conditioned to present its final design to DCB for review and approval. The Board further finds that the Project's design incorporates a range of high-quality materials into an open, modern concept consistent with many of the newer developments nearby, and will contribute to the aesthetic character of the western portion of the Marina.

54. Although the County adopted an updated Countywide General Plan on October 6, 2015, the Project had a complete application on August 19, 2013, and thus is subject to the goals and policies of the Countywide General Plan adopted in 1980 ("1980 General Plan"). The 1980 General Plan defers policy consistency analyses in the Marina to the LCP. Therefore, because the Project is consistent with the LCP, as set forth in detail above, the Board finds that the Project is consistent with the 1980 General Plan.
55. The Board finds that no delineated wetlands are located on the Project site. The Board further finds the Project will not encroach on or be detrimental to the delineated wetlands on the southern 1.46 acres of Parcel 9U, or the future Wetland Park.
56. The Board finds that the permittee has demonstrated the suitability of the site for the proposed uses. The Board finds that establishment of the proposed uses at such location is in conformity with good zoning practice. The Board further finds that the permittee's compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable LCP and 1980 General Plan policies.

Conditional Use Permit

57. The Board finds that sale of alcohol in the Project's hotel is consistent with the operation of a hotel and compatible with the surrounding community. The Board further finds the sale of alcohol is customarily offered at hotels elsewhere in the Marina and in the County generally, and that the sale of alcohol will support the economic sustainability of the hotel and its facilities.
58. The Board finds the Project is appropriately conditioned to require staff involved in the sale of alcohol and the operation of alcohol points-of-sale to manage the sale of alcohol in a way that ensures the safety of hotel patrons and nearby residents.
59. The Board finds that alcohol points-of-sale are located in guest rooms or in the central part of the hotel structure, away from nearby residential and open space uses, and buffered by project structures, fire lanes/pedestrian walkways, Via Marina and other surrounding roadways, and the public waterfront promenade. The Board further finds that the Project's sale of alcohol will be sufficiently buffered from, and will not adversely affect, residential areas in the immediate vicinity of the Project site.

60. The Board finds there are no places used exclusively for religious worship, schools, parks, playgrounds, or similar uses within a 600-foot radius of the Project site. As set forth in Finding No. 59, above, sale of alcohol in the Project will be sufficiently buffered from and will not adversely affect surrounding uses, including the Wetland Park to be developed to the south of the Project site.
61. The Board finds that an undue concentration of alcoholic beverage licenses exists within the Project's census tract per California Department of Alcoholic Beverage Control regulations. The Board further finds, however, that no alcoholic beverage licenses have been issued to an establishment within 500 feet of the Project site, and no undue concentration of establishments selling alcohol exists under Title 22 of the County Code ("Zoning Code"); that sale of alcohol in the Project's hotel and associated facilities is customary in comparable hotel facilities in the Marina and the County generally; that the Project is appropriately conditioned to manage the sale of alcohol responsibly and safely; and that the sale of alcohol will not be detrimental to the surrounding area but will, instead, offer a convenience to hotel patrons and nearby residents who wish to walk to the hotel's restaurant or bar/lounge rather than drive to other similar establishments in the Marina.
62. The Board finds the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in and around the Project site. The Project is compatible with the surrounding community and the Wetland Park to be constructed to the south of the Project site. By providing a new 28-foot-wide promenade, which will connect with other improved promenades to the north and south of the site, the Project will be increasing public access to the Marina waterfront. The Project's restaurant and bar/lounge will be open to the public and provide additional dining and entertainment options to visitors and residents. The Project will contain sufficient on-site parking so as not to impact surrounding uses, and will provide publicly accessible parking to the Wetland Park to the south. The Project's height and massing will not materially change wind patterns in the Marina, and at a maximum height of 72 feet will not detrimentally affect nearby uses. For these reasons, the Board further finds the Project will not be materially detrimental to the use, enjoyment, or valuation of property or persons in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.
63. The Board finds the Project is accessible via Via Marina to the west, an existing fully-improved parkway capable of accommodating the Project's hotel and associated amenities, in addition to other uses in the Marina.
64. The Board finds the Project is adequately served by public or private utilities and services. The Marina is an urbanized community served by existing urban services and utility systems. The Project is currently served by existing urban services and infrastructure including water, sewer, solid waste, schools, police, fire, library, and parks, as well as the Wetland Park to be developed to the south of the Project site.

65. The Board finds the Project site is adequate in size and shape to accommodate development of the Project. The Project design, which has been conceptually approved by DCB, is sensitive to surrounding uses, and is designed so as not to interfere with the biological productivity of the Wetland Park to be developed to the south of the Project site.
66. The Board finds the Project's height and massing is similar to many of the structures in the vicinity of the Project site; the exterior appearance of the hotel will be consistent with structures already constructed or under construction in the vicinity of the Project site; and the Project will integrate well into the surrounding area.

Variance

67. The Board finds the presence of delineated wetland on the southern portion of Parcel 9U restricts the development area on the northern portion of Parcel 9U. The Board further finds that, within the Marina, this limitation is unique to Parcel 9U and hinders the permittee's ability to implement the "hotel" land use category and design a project which meets applicable development standards.
68. The Board finds the Project site is subject to special circumstances and exceptional characteristics which are not generally applicable to other properties in the Marina under identical zoning classification. The Board finds that the reduction of the required rear-yard setback from ten feet to zero feet along the public waterfront promenade to be constructed on the eastern boundary of the site, and the reduction of the side-yard setback from ten feet to seven and one-half feet along the northern boundary of the site, are necessary to preserve the permittee's right to develop the Project, which right is enjoyed by other lessees in the Marina on parcels designated "hotel."
69. The Board finds the Project, with the reduced setbacks, is adequately served by emergency access along all sides of the Project site.
70. The Board finds the Project, with the reduced setbacks, will be located entirely on Parcel 9U and designed and operated in a way that will not negatively impact surrounding land uses, including the Marina's waters and the Wetland Park to be developed to the south of the Project site.
71. The Board finds the Project, with the reduced setbacks, will provide amenities for the public to access the Marina waterfront, including a 28-foot-wide public waterfront promenade, will not interfere with pedestrian access from Via Marina to the waterfront via the fire lanes/pedestrian walkways to be developed to the north and south of the Project site, and will further allow public access to the waterfront through the hotel lobby for the Project. The Board further finds that the Project's public waterfront promenade will be developed with recreational amenities, including seating areas, drinking fountains, decorative landscaping and lighting, bicycle racks, and a new, decorative WaterBus shelter.

Parking Permit

72. The Board finds the Project provides on-site parking which exceeds the requirements of Title 22 of the County Code.
73. The Board finds the Project is appropriately conditioned to require 24-hour valet management of the tandem parking spaces to ensure that no conflicts arise with respect to vehicular access, internal circulation, or site ingress and egress, and to limit spillover parking into the surrounding neighborhood. The Board further finds that valet management will limit vehicular queuing on Via Marina and vehicle circling in search of available parking spaces.
74. The Board finds the Project's valet-managed, tandem parking arrangement will result in a coordinated, efficient parking operation that should reduce traffic congestion, off-site parking, and the use of parking facilities developed to serve surrounding properties.
75. The Board finds the Project's utilization of tandem parking spaces consolidates on-site parking into a smaller space, resulting in less grading on the Project site and reduced massing associated with large parking structures. The Board further finds the Project's subterranean garage will not be visible from surrounding properties and, as a result, will not detract from the visual character of the Marina in the way a large above-ground structure would.
76. The Board finds the Project site is adequate in size and shape to accommodate development of the Project, as detailed in Finding No. 65, above.

CEQA

77. The Board finds the Final EIR for the West Marina Projects was previously certified on April 26, 2011, and that at the time of the Final EIR's certification, the Board found that the Final EIR was prepared in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Board further finds that, at the time of certification, the Board reviewed and considered the Final EIR, along with its associated Mitigation Monitoring Plan, Findings of Fact, and Statement of Overriding Considerations, and found that it reflected the independent judgment of the Board. The Findings of Fact for the Final EIR are incorporated herein by this reference, as though set forth in full.
78. The Board finds that the Addendum to the previously-certified Final EIR was prepared in connection with the revised Project in accordance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Board further finds that none of the conditions described in CEQA Guidelines section 15162 calling for the preparation of a subsequent environmental impact report have occurred.

79. The Board finds that the Revised MMP for the Project is substantially identical to the Mitigation Monitoring Plan adopted by the Board at the time the Final EIR was certified, except that the Revised MMP has been modified to comport with revisions to the Project design. The Board further finds the Revised MMP for the Project does not contain mitigation measures which are considerably different from those analyzed in and adopted in connection with the Final EIR, and that the Revised MMP is consistent with the conclusions and recommendations of the Final EIR.
80. The Board finds that the Revised MMP identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment by the Project. The Board further finds that the Revised MMP's requirements are incorporated into the Project's conditions of approval.
81. The Board considered the Final EIR and the Addendum, along with the Revised MMP and Findings of Fact for the Addendum, and finds that it reflects the independent judgment of the Board. The Findings of Fact for the Addendum are incorporated herein by this reference, as though set forth in full.

The Appeal Is without Merit

82. Project appellants challenged the Commission's approval of the Project on the following grounds: (a) new information and changed circumstances regarding the Project site required the preparation of a new or supplemental EIR pursuant to CEQA; (b) the County improperly "piecemealed" the environmental review for the Project in violation of CEQA; (c) the Addendum for the Project was not circulated to the public; (d) information contained in the previously certified Final EIR was stale and cannot be relied on; (e) parking impacts were not properly analyzed pursuant to CEQA; (f) more information must be disclosed regarding the Project's "extended stay" component, and whether it is similar to the timeshare component which was removed from the Project; (g) the Project was not submitted for federal environmental review pursuant to the National Environmental Policy Act ("NEPA"); (h) new construction-related impacts resulting from an expanded floor area for the Project's restaurant required the preparation of a subsequent EIR; and (i) environmental review for the Project failed to analyze cumulative impacts.
83. Project appellants also "incorporate by reference all documents and concerns raised through the public comment process to the Regional Planning Commission." This portion of appellants' appeal is insufficiently specific and does not afford the Board the opportunity to evaluate and respond to appellants' concerns. County Code Section 22.60.230 provides that an appeal to the Board "shall state specifically wherein a determination or interpretation is not in accord with the purposes of [the Zoning Code]; wherein it is claimed that there was an error or abuse of discretion; wherein the record includes inaccurate information; or wherein a decision is not supported by the record." (Emphasis added.) This portion of the appeal, which does not state specifically the supposed error

committed by the Commission, fails to satisfy the County Code requirements for an appeal.

84. The Board finds that appellants' claim that new information and changed circumstances with respect to the Project site required the preparation of a subsequent environmental impact report is without merit. In particular, the Board finds:
- A. The Los Angeles City Dual-Force Main Sewer project and related construction along Via Marina was fully disclosed and analyzed in the cumulative impacts section of the Final EIR.
 - B. Cumulative impacts related to the Shores development project on Parcels 100 and 101 in the Marina were fully disclosed and analyzed in the Final EIR; that because the Shores development project has been completed, the Shores project will not contribute to any cumulative construction related impacts; and there is no evidence that the Shores development project has been more "intrusive" or impactful to the environment or community than as analyzed in the Final EIR, and appellants have not provided the Board with any specific evidence in support of their contention.
 - C. Cumulative impacts related to the Esprit II development project were fully disclosed and analyzed in the Final EIR.
 - D. The Mariners Village renovation project proposes no new increase in operational traffic, and there is no evidence that the renovation project will contribute additional traffic to the Marina which has not already been analyzed in the Final EIR.
 - E. Although appellants claim without specificity that there is new development on the Marina Peninsula in the City of Los Angeles which has not been considered, appellants have presented no evidence of such new development or pointed to any development in particular, and the Board is aware of no new development which would require the preparation of a subsequent environmental impact report.
 - F. The Project's biologist, Glenn Lukos Associates, presented evidence that the wetland characteristics on Parcel 9U have not changed since certification of the Final EIR, and the wetland characteristics were accurately characterized in the Final EIR.
 - G. The Final EIR concluded that the Southern California Salt Marsh Shrew and South Coast Marsh Vole are not expected to occur on Parcel 9U because site vegetation would not support either species, and appellants offer no new or different evidence concerning the site's vegetation or the presence of these species on the site.

- H. The Final EIR described the Project site hydrology, including the infiltration of tidal waters into the site, and appellants have presented no new or different information concerning site hydrology.
 - I. The Water Service chapter of the Addendum appropriately analyzed current drought conditions and properly concluded that such conditions did not constitute changed circumstances requiring the preparation of a subsequent environmental impact report.
 - J. Appellants present no new evidence or specific contentions concerning climate change, sea level rise, and high-risk liquefaction which were not already disclosed and analyzed in the Final EIR.
- 85. The Board finds that environmental review for the Project was not improperly "piecemealed" under CEQA. The Final EIR fully disclosed and analyzed the environmental effect of the Project together with the other West Marina Projects, and the Addendum described and analyzed subsequent changes to the Project. Environmental considerations for the Project were not disguised or artificially reduced by dividing the Project into smaller components, each with a minimal potential impact on the environment. Rather, the impact of the Project as a whole, and the cumulative impacts of the West Marina Projects together, were fully disclosed and analyzed.
 - 86. The Board finds the Addendum was not required to be circulated pursuant to CEQA Guidelines section 15164(c).
 - 87. The Board finds that appellants have presented no evidence that any of the information in the Final EIR has become stale or unreliable, and the Board further finds no evidence of new or different information or circumstances requiring the preparation of a subsequent EIR pursuant to CEQA Guidelines section 15162.
 - 88. The Board finds the Addendum appropriately disclosed and analyzed whether the revised Project would result in a significant impact with regard to parking supply, and properly concluded that the revised Project would not result in a significant impact or increase the severity of impacts already identified in the Final EIR with regard to parking supply.
 - 89. The Board finds the "extended stay" component of the Project was disclosed in the Addendum and would not result in any new or more severe impacts than those analyzed in the Final EIR, which analyzed impacts related to a timeshare component. The Board further finds the "extended stay" component of the Project is a hotel use which is consistent with applicable LCP policies.
 - 90. The Board finds that a NEPA analysis is not required prior to the County's approval of the Project Permits, and that an appropriate NEPA analysis will take place for any Project entitlements requiring federal approval.

91. The Board finds that new construction-related impacts from the expanded floor area of the Project's restaurant will be more than offset by the overall reduction in scope, size, height, and massing of the Project.
92. The Board finds that the cumulative impacts analysis in the Final EIR, as discussed and updated in the Addendum, complies with CEQA.
93. The Board has duly considered all of the issues and information contained in the oral testimony and written correspondence given to the Board in opposition to the Project, as well as the issues and information contained in the oral testimony and written correspondence given to the Board in response thereto by Regional Planning staff and the permittee. The Board finds that the opposition testimony and written correspondence do not identify substantial evidence that the environmental review for the Project violated CEQA. The Board further finds that it has not been presented with credible evidence that the Project will cause the environmental impacts that Project opponents identified in their testimony and written correspondence.
94. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials is the Section Head of the Special Projects Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

Regarding the Coastal Development Permit:

- A. The proposed development is in conformity with the certified Marina del Rey LCP.
- B. The proposed development is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the California Public Resources Code.

Regarding the Conditional use Permit:

- A. The proposed use with the attached conditions and restrictions will be consistent with the 1980 General Plan.
- B. With the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in the Zoning Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and is adequately served by other public or private service facilities as are required.
- E. The proposed use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The proposed use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The proposed use at the proposed location will not result in an undue concentration of similar premises.
- H. The proposed use at the proposed location will not adversely affect the economic welfare of the nearby community.
- I. The exterior appearance of the proposed structures will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

Regarding the Variance:

- A. There are special circumstances or exceptional characteristics applicable to the property involved such as size, shape, topography, and location of surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.
- B. The requested Variance is necessary for the preservation of a substantial property right of the permittee such as that possessed by owners of other property in the same vicinity or zone.
- C. The granting of the requested Variance will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.
- D. The granting of the requested Variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity or zone.

Regarding the Parking Permit:

- A. There will be no conflicts arising from special parking arrangements allowing tandem spaces because vehicle parking facilities using tandem spaces will employ valets to insure a workable plan.
- B. The requested Parking Permit at the location proposed will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking facilities developed to serve surrounding property.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Affirms that following a public hearing before the Board on April 26, 2011, the Board certified that the Final EIR for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certified that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflected the independent judgment and analysis of the Board as to the environmental consequences of the Project; indicated that it certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations associated with the Final EIR; found that the unavoidable significant effects of the Project after adoption of mitigation measures are described in those Findings of Fact and Statement of Overriding Considerations; and determined that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health, safety, economic, social, and/or environmental benefits of the Project as stated in the Findings of Fact and Statement of Overriding Considerations for the Final EIR;
2. Affirms that it independently reviewed and considered the information contained in the Addendum along with the Final EIR, and that the Addendum and the Final EIR reflect the independent judgment and analysis of the Board as to the environmental consequences of the Project;
3. Indicates that, at the conclusion of its October 6, 2015, hearing on the Project, it adopted the Addendum, the Findings of Fact for the Addendum, and the Revised MMP, finding that the Revised MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation, and further found based on substantial evidence in light of the whole record that none of the circumstances set forth in the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred; and

Approves Coastal Development Permit No. 2006-00007-(4), Conditional Use Permit No. 2006-00288-(4), Variance No. 2006-00012-(4), and Parking Permit No. 2006-00020-(4), subject to the attached conditions.

CONDITIONS OF APPROVAL
PROJECT NO. TR067861-(4)
COASTAL DEVELOPMENT PERMIT NO. 2006-00007-(4)
CONDITIONAL USE PERMIT NO. 2006-00288-(4)
VARIANCE NO. 2006-00012-(4)
PARKING PERMIT NO. 2006-00020-(4)

1. This grant authorizes:
 - A. A coastal development permit for the construction of: (i) a new 288-room hotel consisting of 1 building with a five-story tower/wing and a six-story tower/wing, and associated facilities and amenities, including two meeting rooms, a restaurant, a bar/lounge, a fitness center, a ground floor outdoor terrace, a second floor outdoor deck with a pool, spa, and fire pits, a lobby, offices, maintenance facilities, a one-level subterranean parking structure, and a surface parking lot; (ii) a new 28-foot-wide public waterfront promenade; and (iii) a decorative shelter for WaterBus patrons on the northern approximately 2.2 acres on Parcel 9U ("Parcel 9U") in the unincorporated County community of Marina del Rey ("Marina").
 - B. A conditional use permit for the construction of a one-level subterranean parking structure and a surface parking lot on the project site, and the sale of a full line of alcoholic beverages for on-site consumption.
 - C. A variance to reduce the required rear-yard setback from ten feet to zero feet along the eastern boundary of the project site, and to reduce the required side-yard setback from ten feet to seven and one-half feet along the northern boundary of the project site.
 - D. A parking permit for valet-managed tandem parking in the one-level subterranean parking lot to be constructed on the project site, and valet parking on the surface parking lot to be constructed on the project site.

All of the above improvements are as depicted on the approved Exhibit "A" on file at the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") and are subject to all of the following conditions of approval.

2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. As used in this grant, the term "date of final approval" shall mean the date the approval of this grant becomes effective pursuant to Los Angeles County Code ("County Code") Section 22.56.2490.
4. This grant shall not be effective for any purpose until the permittee has filed at Regional Planning its affidavit stating that it is aware of, and agrees to accept, all

of the conditions of this grant, until the conditions have been recorded as required by Condition No. 5, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 16. Notwithstanding the foregoing, this Condition No. 4 and Condition Nos. 3, 6, 7, 8, 10, 11, and 16 shall become immediately effective upon final approval by the County.

5. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder"). Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director"). In addition, upon any transfer of the lease held by the permittee or sublease during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee of the lease or to the sublessee.
6. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of California Government Code section 65009, or any other applicable limitation period. The County shall promptly notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
7. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, attorneys' fees and expenses, including but not limited to County Counsel fees and expenses, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - A. If during the litigation process, actual costs incurred reach 80 percent of the amount of the initial deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with County Code Section 2.170.010.

8. This grant shall expire unless used within four years from the date of final approval of this grant. The permittee may seek a single one-year extension pursuant to County Code Sections 22.56.140 and 22.56.2500 with the payment of the applicable fee.
9. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this grant shall be void and the privileges granted hereunder shall lapse.
10. The project site shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the project site. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County the sum of \$4,000. These monies shall be placed in a performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for 20 annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file at Regional Planning. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$200 per inspection).

11. Within 5 days following the approval of this grant by the Board, the permittee shall cause a Notice of Determination to be posted at the Recorder in compliance with California Public Resources Code section 21152. The permittee shall remit applicable processing fees, payable to the County, in connection with such filing. The project is not *de minimis* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Wildlife pursuant to California Fish and Game Code section 711.4. The current total fee amount is \$3,119.75 (\$3,069.75 plus a \$50.00 processing fee). No land use project subject to this requirement is final, vested, or operative if said fee is unpaid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated, or that this grant has been

exercised so as to be detrimental to the public health or safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of Title 22 of the County Code, the permittee shall compensate the County for all costs incurred in such proceedings.

13. The project site shall be developed and maintained in substantial compliance with the approved site plan, dimensioned building elevations and sections, parking plans, and other plans kept on file at Regional Planning, marked Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the lessee for such revision.
14. The conditions and/or changes in the project, set forth in the final environmental impact report ("Final EIR") and the addendum for the Final EIR ("Addendum"), necessary in order to assure that the proposed project will not have a significant effect on the environment, are incorporated herein by this reference and made conditions of approval of this grant. The permittee shall comply with all such conditions/changes in accordance with the attached Mitigation Monitoring Plan ("MMP"), which is incorporated herein in its entirety by this reference. As a means of ensuring the effectiveness of such conditions and/or changes to the project, the permittee shall submit mitigation monitoring reports to Regional Planning for review and approval as frequently as may be required by Regional Planning, until such time as all mitigation measures have been implemented and completed or Regional Planning determines such mitigation measures are no longer necessary. The reports shall describe the status of the permittee's compliance with the required project conditions/changes, to the satisfaction of Regional Planning.
15. Within 30 days following the date of final approval of this grant by the Board, the permittee shall record a covenant with the County, attaching the MMP, and agreeing to comply with the required mitigation measures of the MMP. Prior to recordation, the permittee shall submit a copy of the covenant to Regional Planning for review and approval.
16. Within 30 days following the date of final approval of this grant by the Board, the permittee shall deposit the sum of \$6,000 with Regional Planning which shall be required prior to use of the grant and shall be utilized to defray the cost of reviewing the permittee's reports and verifying compliance with the MMP.
17. The portion of this grant authorizing sale of alcohol shall terminate 20 years from the date of final approval of this grant, and entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue the sale of alcohol after such date, whether or not the permittee proposes any modification to the use at that time, the permittee shall file a new conditional use permit application with Regional Planning, or shall

otherwise comply with the applicable requirements at that time. Such applications shall be filed at least six months prior to the termination date set forth in this condition and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

18. All structures and other development pursuant to this grant shall be kept in full compliance with the County Fire Code, to the satisfaction of the County Fire Department ("Fire Department"), and shall conform to the requirements of the County Departments of Public Works ("Public Works") and Public Health ("Public Health"), to the satisfaction of those departments.
19. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to, water mains, fire hydrants, gated access width, emergency access, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by the Fire Department.
20. Prior to obtaining any building permit for the project, the permittee shall demonstrate to the satisfaction of the Director and the Fire Department that the project site will have unrestricted access to the fire lanes immediately to the north and south of the project site in the event of an emergency.
21. Prior to obtaining any building permit for the project, the permittee shall obtain approval from the Fire Department of a fire safety plan for the site which satisfies the requirements of the County Code. Development of the project shall conform with the approved fire safety plan, a copy of which shall be provided to Regional Planning.
22. The permittee shall install fire sprinklers and smoke detectors in the project's buildings to the satisfaction of the Fire Department.
23. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code ("Zoning Code"), the Marina del Rey Local Coastal Program ("LCP"), and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions or as shown on the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.
24. The project shall consist of one hotel building with a maximum of 288 rooms. The hotel building shall contain one central building and two towers/wings: a six-story tower/wing on the northern portion of the site with a maximum height of 72 feet and a five-story tower/wing on the southern portion of the site with a maximum height of 61 feet. The maximum heights in this condition are exclusive of rooftop appurtenant structures and mechanical equipment.

25. Setbacks for the project shall be as follows: (a) a minimum setback of 10 feet for the project's front yard along the western perimeter of the site fronting Via Marina; (b) a minimum setback of ten feet for the project's side yard along the southern perimeter of the site, between the project site and the wetland and upland park ("Wetland Park") to be developed on the southern portion of Parcel 9U; (c) a zero-foot setback for the project's rear yard along the eastern perimeter of the site; and (d) a seven-and-one-half foot setback for the project's side yard along the northern perimeter of the site.
26. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings or graffiti become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
27. Prior to obtaining any building permit for the project, the permittee shall obtain approval by the Marina Design Control Board ("DCB") of the project's proposed final design, signage, landscaping, lighting, building colors and materials palette, and promenade amenities plan, including the design details concerning the promenade seating, shade structures, drinking fountains, light standards, and decorative paving and railing.
28. Within 60 days following DCB's final design approval of the project, the permittee shall submit to the Director for review and approval three copies of a revised Exhibit "A," which shall contain a full set of the site plans, floor plans, parking plan, roof plan, building elevations, building cross-sections, landscaping plan, and signage plan approved by DCB.
29. Within 60 days following DCB's final design approval for the project, the permittee shall submit three copies of a signage plan to the Director for review and approval, which signage plan may be incorporated into a revised Exhibit "A." The signage plan shall include elevations, proposed lettering, colors, and locations of signage on the site, including but not limited to signs or other marking identifying available public parking on the site and parking spaces reserved for public parking. All renderings of said signage shall be drawn to scale and shall be in conformity with the signage approved by DCB.
30. Within 60 days following DCB's final design approval of the project, the permittee shall submit three copies of a landscaping and lighting plan to the Director for review and approval, which landscaping and lighting plan may be incorporated into a revised Exhibit "A." The plan shall depict the size, type, and location of all on-site plants, trees, watering facilities, and lights, and shall include details for the waterfront promenade, including surfacing materials, lighting, benches, and

other proposed facilities and amenities. All landscaping shall be maintained in a neat, clean, and healthful condition, and proper pruning, weeding, removal of litter, fertilizing, and replacement of plants shall occur when necessary.

31. The permittee shall maintain a minimum of 231 parking spaces on-site. The parking spaces must be developed in compliance with Part 11 of Chapter 22.52 of the Zoning Code and in substantial conformance with the approved parking plan on-file with the Department and marked Exhibit "A," or a revised parking plan approved by the Director.
32. The permittee shall at all times reserve a minimum of 21 parking spaces for use by patrons of the Wetland Park. The permittee shall provide at least four such spaces in a surface parking lot accessible to the Wetland Park, and such spaces shall be self-parking and free to the public. The permittee may provide 17 of the 21 required spaces in the project's subterranean garage. Spaces provided in the project's subterranean garage shall be valet-managed 24-hours per day, and the permittee may charge a fee for use of such spaces comparable to fees assessed at other public parking facilities in the vicinity. The Director and the Director of the County Department of Beaches and Harbors ("Beaches and Harbors") shall determine the appropriateness of any such fee.
33. The permittee shall clearly mark each of the 21 Wetland-Park-only spaces with signs or paint and shall ensure that valet management and staff are aware that said spaces are to be reserved at all times for use by patrons of the Wetland Park. The permittee shall depict such signage or paint in the signage plan required by Condition No. 29, above.
34. The permittee shall post signs conspicuously, to the satisfaction of the Director, on Via Marina notifying the public regarding the availability of the public parking for the Wetland Park.
35. With the exception of a minimum of four surface self-parking spaces reserved for Wetland Park patrons, the project's parking shall be managed by a valet service 24 hours per day, seven days a week.
36. Prior to the issuance of a certificate of occupancy for the project, the permittee shall file a valet management plan with the Director for review and approval. The valet management plan shall describe at a minimum the operations of the valet service, the ratio of valets to parking spaces, the methods for parking vehicles within available spaces, and contingencies for overflow parking. Commencing upon the issuance of a certificate of occupancy for the project, the permittee shall file an annual report with the Director analyzing the operation and effectiveness of the valet parking for the project, and revising the valet management plan as necessary to ensure continued effectiveness of the valet parking on the site. If the permittee ceases to provide valet parking for the project, the permittee shall provide parking spaces in compliance with then-applicable County Code

requirements, and shall submit a revised Exhibit "A" to the Director for review and approval.

37. On-site tandem parking spaces shall be no less than eight feet wide and no less than 18 feet long for each automobile to be parked in tandem. Parking bays accessible only from one end shall contain a maximum of two tandem parking spaces. Parking bays accessible from both ends shall contain a maximum of four tandem parking spaces.
38. The permittee shall provide on-site not less than three "Type A" loading spaces and six disabled/accessible parking spaces which comply with the Zoning Code and the federal Americans with Disabilities Act ("ADA").
39. The permittee shall not allow hotel patrons or guests to park on adjacent streets or in driveways within the project site. The parking of automobiles by valets on public streets is also prohibited.
40. The permittee shall provide on-site bicycle parking spaces, bicycle racks, and other bicycle facilities as required by Section 22.46.1060.C of the Zoning Code, to the satisfaction of the Director. The permittee shall depict all such bicycle parking spaces, racks, and other facilities on a revised Exhibit "A" required to be submitted pursuant to Condition No. 28, above.
41. Prior to the issuance of a certificate of occupancy for the project, the permittee shall ensure that the public improvements identified in the approved Exhibit "A," or in a revised Exhibit "A" approved by the Director, are constructed and open to the public, including but not limited to the public pedestrian promenade and decorative WaterBus shelter.
42. The permittee shall post signs conspicuously, to the satisfaction of the Director, along the public pedestrian promenade on the site identifying the promenade as a public pedestrian right of way. The permittee shall depict such signage in the signage plan required by Condition No. 29, above.
43. Sidewalks and driveways on the site shall comply with the requirements of the ADA and shall be constructed to the satisfaction of Public Works.
44. The permittee shall plant not less than 65 trees on the project site. The trees shall be dispersed throughout the site and shall be of a size and type to the satisfaction of the Director. Unless otherwise agreed to by the Director, the permittee shall continuously maintain not less than 65 trees on the project site throughout the life of this grant, and shall plant new trees as necessary to replace dead trees or trees which have been removed.
45. The permittee shall not allow on-site, cause to be allowed on-site, or allow another to bring on-site any invasive plant or tree, or any other plant or tree which is incompatible with the Marina environment and/or with the Wetland Park to be developed on the southern 1.46 acres of Parcel 9U.

46. Prior to obtaining any building permit for the project, the permittee shall deposit with the County its "fair share" to fund transportation improvements, as required by the LCP. Based on the project's expected net trip generation of 102 p.m. peak hour trips, the project's "fair share" payment is \$580,380.
47. The following conditions shall apply to project construction activities:
- A. Construction activity shall take place only between the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. The permittee shall obtain prior written permission from Beaches and Harbors and the County Department of Public Health ("Public Health") before conducting any construction activity on Saturdays. Any construction activities on a Saturday authorized by Beaches and Harbors and Public Health shall take place only between the hours of 8:00 a.m. to 5:00 p.m. No construction activities shall occur on Sundays or County, federal, or State holidays.
 - B. Notwithstanding subsection (a) of this condition, grading, hauling, or pile driving shall take place only between the hours of 8:00 a.m. and 5:00 p.m. and are prohibited on Saturdays, Sundays, and County, federal, and State holidays.
 - C. Ten days prior to any pile-driving activity, the permittee shall provide adjacent property owners the pile-driving schedule and a three-day notice of any re-tapping activities that may occur. The permittee shall submit a copy of the pile-driving schedule and mailing list of adjacent property owners to the Director and to Public Works prior to initiating any such activities. In addition, at least ten days prior to any construction activities on the site, the permittee shall conspicuously post a construction schedule at the site's street frontage on Via Marina. The schedule shall include detailed information about where to lodge questions, concerns, or complaints regarding construction-related noise issues. The permittee shall take appropriate action to minimize any reported noise problems.
 - D. All graded material shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth-moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - E. The permittee shall comply with County Code Sections 12.12.010 through 12.12.100, inclusive, during all phases of demolition and construction.
 - F. All stationary construction noise sources shall be sheltered or enclosed to minimize any adverse effects on nearby properties. Generators and

pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent properties. All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory silencing features. To ensure that mobile and stationary equipment is properly maintained and meets all federal, State, and local standards, the permittee shall maintain an equipment log. Said log shall document the condition of equipment relative to factory specifications and identify the measures taken to ensure that all construction equipment is in proper tune and fitted with an adequate muffling device. Said log shall be submitted to the Director and Public Works for review and approval on a quarterly basis. In areas where construction equipment (such as generators and air compressors) is left stationary and operating for more than one day within 100 feet of residential land uses, temporary portable noise structures shall be built. These barriers shall be located between the piece of equipment and sensitive land uses.

- G. Parking of construction worker vehicles and storage of construction equipment and materials shall be on-site or at an off-site location approved by the Director. Any such off-site location shall be restricted to areas which are sufficiently buffered from residences, to the satisfaction of the Director. Prior to allowing any off-site parking or storage, the permittee shall submit plans for temporary construction worker parking and equipment/materials storage to the Director for review and approval. The plans must demonstrate to the satisfaction of the Director that proposed off-site parking and equipment/materials storage will not materially interfere with parking required by any uses operated or being maintained at the off-site location.
- H. All project-related truck hauling shall be restricted to a route approved by the Director of Public Works, a map of which shall be provided by the permittee to the Director upon approval. The permittee shall post a notice at the construction site and along the proposed truck haul route. The notice shall contain information on the type of project, anticipated duration of construction activity, and provide a phone number where people can lodge questions and complaints. The permittee shall keep records of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the permittee and submitted to Public Health.
- I. Prior to commencing any construction on the site, the permittee shall submit a site plan to the Director depicting, to the satisfaction of the Director, the location of any construction staging areas, the location and content of required notices, and the expected duration of construction.
- J. The permittee shall develop and implement a construction management plan, as approved by the Director and the Director of Public Works, which

includes all of the following measures as recommended by the South Coast Air Quality Management District ("SCAQMD"), or other measures of equivalent effectiveness approved by the SCAQMD:

- i. Configure construction parking to minimize traffic interference;
 - ii. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person);
 - iii. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable as determined by the Director of Public Works;
 - iv. Consolidate truck deliveries when possible;
 - v. Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site;
 - vi. Suspend use of all construction equipment operations during second stage smog alerts (contact the SCAQMD at (800) 242-4022 for daily forecasts);
 - vii. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators, except as approved by the Director;
 - viii. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices; and
 - ix. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.
- K. The permittee shall develop and implement a dust control plan, as approved by the Director and the Director of Public Works, which includes the following measures recommended by the SCAQMD, or other measures of equivalent effectiveness approved by the SCAQMD:
- i. Apply approved non-toxic chemical soil stabilizers according to the manufacturer's specification to all inactive construction areas (previously graded areas inactive for four days or more);
 - ii. Replace ground cover in disturbed areas as quickly as possible;
 - iii. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications;

- iv. Provide temporary wind fencing consisting of three- to five-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded;
 - v. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available);
 - vi. Install wheel washers where vehicles enter and exit unpaved areas onto paved roads, or wash-off trucks and any equipment leaving the site each trip;
 - vii. Apply water three times daily or chemical soil stabilizers according to manufacturers' specifications to all unpaved parking or staging areas or unpaved road surfaces; and
 - viii. Require construction vehicles to observe speed limits of 15 miles per hour or less on all unpaved roads and surfaces.
- L. All construction and development on the site shall comply with the applicable provisions of the California Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.
- M. The permittee shall demonstrate that all construction and demolition debris, to the maximum extent feasible as determined by the Director and the Director of Public Works, will be salvaged and recycled in a practical, available, and accessible manner during the construction phase. Documentation of this recycling program shall be provided to the Director and to Public Works prior to building permit issuance.
48. The permittee shall coordinate project construction in a manner that ensures construction activity will not, to the extent feasible, detract from or interfere with the use of existing boating and ancillary facilities in the vicinity of the site.
49. Site development shall be conducted in conformance with the archaeological reporting requirements set forth in the Zoning Code.
50. In the event of discovery of Native American remains or of grave goods, California Health and Safety Code section 7050.5 and California Public Resources Code sections 5097.94, 5097.98, and 5097.99 shall apply and govern the permittee's development activities. In addition, in compliance with the Zoning Code, the permittee shall notify the Office of State Historic Preservation and Regional Planning of the discovery, and in such instances, a "stop work" order shall be issued.
51. Prior to commencement of grading, the permittee shall provide evidence that it has notified the Office of State Historic Preservation and the Native American

Heritage Commission of the location of the proposed grading, the proposed extent of the grading, and the dates on which the work is expected to take place.

52. In the event a significant cultural resource is found on-site during construction, the permittee shall ensure that such resource is provided to, and maintained by, the County Museum of Natural History, or other appropriate entity or agency, or is treated as otherwise provided by law.
53. All ground- and roof-mounted equipment shall be fully screened from public view. All roof-mounted facility screening materials shall be constructed of high quality building materials and shall be fully integrated into the building architecture.
54. The permittee shall maintain the subject property in a neat and orderly fashion and free of litter. Yard areas that are visible from the street shall be free of debris, trash, lumber, overgrown or dead vegetation, broken or discarded furniture, and household equipment such as refrigerators, stoves, and freezers.
55. All necessary facilities and infrastructure required by Public Works shall be provided for the project prior to the issuance of a certificate of occupancy for the project, to the satisfaction of the Director of Public Works. All project infrastructure shall be designed and constructed in an environmentally-sensitive manner, in full conformance with Public Works' requirements to the satisfaction of said department, and shall follow the design and recreation policies of the LCP, including any landscaping standards required by DCB.
56. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this grant.
57. Prior to obtaining any building permit for the project, the permittee shall submit a flood control, runoff, and storm drain plan to Public Works for review and approval.
58. The permittee shall comply with the NPDES (National Pollution Discharge Elimination System) requirements of the California Regional Water Quality Control Board and Public Works. Prior to obtaining any building permit for the project, the permittee shall obtain any other necessary permit or approval from Public Works related to these requirements.
59. The permittee shall comply with all applicable provisions and policies in the Marina del Rey Land Use Plan ("LUP") concerning water quality protection. Prior to obtaining any grading or building permit for the project, the permittee must obtain approval from Regional Planning affirming that all such applicable provisions and policies of the LUP have been appropriately complied with or adopted. During project construction, the permittee shall submit quarterly reports to Regional Planning describing the permittee's ongoing compliance with these provisions and policies.

60. The site shall be developed and maintained in compliance with the requirements of the County Department of Health Services ("Health Services"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of Health Services.
61. The permittee shall establish a functional transportation demand management ("TDM") program or shall participate in an existing TDM program. Viable TDM components may include, but are not be limited to, carpools, ridesharing, vanpools, increased use of bicycles for transportation, bicycle racks, preferential parking for TDM participants, incentives for TDM participants, and/or disincentives for single occupancy vehicle trips by employees. Any TDM program which the permittee establishes or in which the permittee participates must comply with applicable guidelines and requirements of the LCP. For three calendar years following the permittee's receipt of a certificate of occupancy for the project, the permittee shall file a report with the Director detailing the effectiveness of the TDM program. The Director may require additional annual reports in the Director's discretion, where necessary to evaluate the effectiveness of the TDM program.
62. Outside lighting shall be arranged to prevent glare or direct illumination onto adjacent properties, including but not limited to the Wetland Park, to the satisfaction of the Director and DCB. Neon lighting is prohibited on the exterior of any of the project's buildings, and any interior neon lighting shall not be visible outside of the project's buildings. Exterior security lighting shall be low intensity, shielded, at low height, and directed downward.
63. The permittee shall comply with all applicable provisions and policies in the LUP concerning the Marina's "important biological resources," including the policies governing tree pruning and tree removal, the management of crows and other omnivores, the submittal of biological reports and construction monitoring, and "bird-safe" building. Prior to obtaining any grading or building permit for the project, the permittee shall obtain approval from Regional Planning confirming that all such applicable provisions and policies have been appropriately complied with or adopted.
64. The project's buildings shall be designed and constructed utilizing earthquake-resistant construction and engineering practices so as to withstand a seismic event. Public Works shall determine in its discretion whether the permittee shall be required to undertake an earthquake study prior to obtaining any building permit for the project. If any earthquake study is undertaken, such study shall comply with the latest recommendations of the State Department of Conservation and the Seismic Safety Board.
65. The permittee shall incorporate Leadership in Energy and Environmental Design ("LEED") features into the project, to the extent feasible.

66. Project development shall conform to the phasing schedules in the LCP. The phasing schedules include requirements for circulation and public recreation improvements and infrastructure.
67. The permittee shall incorporate water-conserving devices and technologies into the project, in compliance with local, State, and/or federal regulations, to the satisfaction of the Director of Public Works.
68. Operation of the project shall be subject to the following requirements:
 - A. The permittee shall maintain on-site management staff available to respond to any and all issues, problems, and/or complaints 24 hours a day, seven days a week.
 - B. The permittee shall post signage on-site providing a telephone number for reporting any problems associated with the use and enjoyment of the site.
 - C. Outdoor storage and the repair of any automobile on-site shall be prohibited.
 - D. The permittee shall monitor on-site landscaping on a monthly basis and replace vegetation as needed.
69. Any person or entity acting as the operator of the hotel shall file with Regional Planning an affidavit stating that it is aware of, and agrees to accept, all of the conditions of this grant. The hotel operator shall also keep on file with Regional Planning a contact name, address, e-mail address, and telephone number, and shall keep such information current and accurate.
70. No amplified sound equipment, music, or public address systems shall be audible off-site, except for announcements made in the event of an emergency.
71. Guest rooms and suites shall be occupied and rented on a temporary basis only. No "rental units" as defined in County Code Section 8.52.020 shall be maintained or offered on-site.
72. Guest rooms and suites shall not be rented for a period of less than one night's stay, and shall not be rented by the hour. Rent for each guest room or suite shall not be collected more frequently than once daily.
73. Prior to the issuance of a certificate of occupancy for the project, the permittee shall receive approval from the Fire Department of an emergency management plan for all persons working at, staying, or visiting the project. The permittee shall file a copy of the approved emergency management plan with Regional Planning.
74. Outdoor events may take place only between the hours of 8:00 a.m. and 10:00 p.m., seven days per week. The permittee shall maintain a log of the date

and time of all future scheduled outdoor events and all outdoor events which have taken place within the prior 12 months. The permittee shall make the log immediately available to Regional Planning upon request.

75. The hours of operation for the hotel restaurant shall be 6:00 a.m. to 12:00 a.m., seven days per week. Room service may take place 24 hours per day, seven days per week.
76. The hours of operation for the hotel swimming pool and/or hot tub shall be 6:00 a.m. to 10:00 p.m., seven days per week.
77. Truck deliveries to the hotel shall take place only between the hours of 7:00 a.m. and 6:00 p.m., seven days per week.
78. The permittee shall require all guests to present photo identification, such as a driver's license or passport, at the time of registration.
79. Prior to offering any guest room or suite for rent, the permittee shall obtain the required business license or registration under the County Code, which business license or registration shall be maintained throughout the life of this grant.
80. The permittee shall install video recording devices at the hotel registration desk. The permittee shall maintain such video footage for at least a two-week period, and the permittee shall immediately provide such video footage to law enforcement personnel upon request.
81. The permittee shall provide shuttle service between the hotel and Los Angeles International Airport, in conformance with the Marina del Rey Specific Plan and the LUP.
82. The permittee shall keep a copy of these conditions in its on-site management office and shall immediately provide a copy of these conditions to law enforcement, Regional Planning and other County staff, and staff of the California Department of Alcoholic Beverage Control ("California ABC") upon request.
83. This grant authorizes the sale of a full line of alcoholic beverages for on-site consumption only. The sale of alcoholic beverages for off-site consumption is prohibited.
84. Alcoholic beverages shall be sold only between the hours of 6:00 a.m. and 2:00 a.m., seven days per week, except that hotel guests may access alcoholic beverages offered in guest room minibars 24 hours per day, seven days per week.
85. All managers and employees involved in the sale of alcohol shall be provided a copy and be knowledgeable of these conditions.

86. Loitering by any person, including employees, is prohibited on-site. The permittee shall maintain signage in conformance with the requirements of Part 10 of Chapter 22.52 of the Zoning Code notifying persons that loitering is prohibited on-site. The permittee shall ensure that hotel employees and staff are aware of, comply with, and enforce this condition, and/or alert law enforcement.
87. All managers and employees of the hotel who directly serve or are in the practice of selling alcoholic beverages shall participate in the Licensee Education on Alcohol and Drugs (LEAD) program provided by the California ABC. The permittee shall maintain on-site documentary proof that each such manager and employee has participated in and successfully completed the LEAD program, and shall immediately provide such documentation to County and California ABC staff upon request. The permittee shall also visibly display in a public area of the hotel, such as the lobby, a certificate indicating the permittee and its managers and employees have participated in the LEAD program.
88. The advertising of the sale of alcoholic beverages on the exterior of any structure on-site, including but not limited to windows, walls, and fences, is prohibited.
89. The permittee shall enforce all federal, State, and local laws prohibiting the sale of alcoholic beverages to minors.
90. The permittee shall post the telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar public service area, where alcoholic beverages are sold. Such telephone numbers shall be clearly visible to the general public. The permittee shall also provide such telephone numbers to any person upon request.
91. The permittee shall develop and implement a designated driver program which may include, for example, offering free soft drinks or coffee to a designated driver of a group. Prior to obtaining the approval of any revised Exhibit "A" for the project, the permittee shall submit the program to the Director for review and approval. The permittee shall ensure that the program is described on a two-sided card placed on all tables in the restaurant and bar areas of the hotel, and/or printed on the restaurant and bar menus.
92. All persons serving alcoholic beverages shall be at least 18 years of age. All persons serving alcoholic beverages after 10:00 p.m., shall be at least 21 years of age.
93. "Happy hour" drink specials or similar promotions may be offered only between the hours of 4:00 p.m. and 7:00 p.m., seven days per week, and only in conjunction with the sale of food.
94. The permittee shall illuminate all areas where alcoholic beverages are sold and consumed such that the appearance and conduct of all persons is easily discernable.

95. Coin-operated and pay-to-play games and video machines are prohibited on-site.
96. The permittee shall comply with all conditions of the Fire Department approval letter dated June 23, 2015, Public Health approval letter dated July 25, 2014, and Public Works approval letter dated March 3, 2015, which are attached to these conditions and incorporated herein by this reference as though set forth in full.
97. In the event the permittee continues to maintain the project or any component thereof after the expiration or termination of this grant, the permittee shall be bound by and comply with the conditions set forth herein, as though the grant remains in full force and effect, unless at the time of expiration or termination the project is permitted to remain pursuant to then-applicable Zoning Code requirements, in which case the permittee shall comply with the applicable requirements of the Zoning Code. Nothing in this condition is intended to grant the permittee or any person or entity the right to maintain any use on the subject property without a valid grant, permit, or other approval, and nothing in this condition shall prevent the County from taking any lawful action to abate uses on the site which are being maintained without necessary grants, permits, or approvals, or which are otherwise being maintained in violation of the Zoning Code. This condition shall survive the expiration or termination of this grant.
98. The aforementioned conditions shall run with the land and shall be binding on all lessees and sublessees of the project site.

Attachments

Mitigation Monitoring Plan (Pages 1 to 18)

Fire Department Conditions of Approval (Pages 1 to 4)

Public Health Conditions of Approval (Pages 1 to 2)

Public Works Conditions of Approval (Pages 1 to 3)

Project TR067861

Woodfin Hotel Suite (now Marina del Rey Marriott Courtyard and Residence Inn Hotel) Project – Parcel 9U North
Mitigation Monitoring Plan

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
GEOTECHNICAL AND SOIL RESOURCES				
The proposed project has the potential to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving structures adversely affected by the magnitude of seismic shaking that could potentially occur on the project site.	Fault Rupture, Seismic Ground Shaking, Landslides:			
	<p>5.1-1. Proposed structures shall be designed in conformance with the requirements of the most current edition of the UBC and the County of Los Angeles Building Code for Seismic Zone 4.</p> <p>5.1-2. Proposed structures shall be designed in conformance with all recommendations included in the Van Beveren & Bufelo report (Draft EIR, Appendix 5.1, pages 14-35) or most current geotechnical report reviewed and approved by the County of Los Angeles Department of Public Works.</p>	The applicant shall submit plans designed in conformance with UBC and County of Los Angeles Building Code requirements.	Department of Public Works	During plan check
Surficial wind and water erosion on the project site has the potential to increase on the project site during construction.	Soil Erosion:			
	<p>5.1-3. Precautions shall be taken during the performance of site clearing, excavations, and grading to protect the project from flooding, ponding, or inundation by poor or improper surface drainage.</p> <p>5.1-4. Temporary provisions shall be made during the rainy season to adequately direct surface drainage away from and off the project site after treatment to the satisfaction to County of Los</p>	The applicant shall submit an Erosion Control Plan, and a grading/drainage plan for conformance and to prevent the project from improper surface drainage.	Department of Public Works	Prior to the issuance of grading permit and ongoing during construction

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
	<p>Angeles Department of Public Works. Where low areas cannot be avoided, pumps shall be kept on hand to continually remove water during periods of rainfall.</p> <p>5.1-5. Where necessary, prior to and during periods of rainfall, the Contractor shall install checkdams, desilting basins, rip-rap, sand bags or other devices or methods necessary to control erosion and provide safe conditions, in accordance with site conditions and regulatory agency requirements.</p> <p>5.1-6. Following periods of rainfall and at the request of the Geotechnical Consultant, the Contractor shall make excavations in order to evaluate the extent of rain-related subgrade damage, when required by the County.</p> <p>5.1-7. Positive measures shall be taken to properly finish grade improvements so that drainage waters from the lot and adjacent areas are directed off the lot and away from foundations, slabs, and adjacent property.</p> <p>5.1-8. For earth areas adjacent to the structures, a minimum drainage gradient of 2 percent is required.</p>			
	<p>5.1-9. Drainage patterns approved at the time of fine grading shall be maintained throughout the life of the proposed structures. Any subsequent change to drainage patterns would require new grading and drainage permits approved by the County of Los Angeles Department of Public Works.</p>	<p>The applicant shall record a covenant committing project to the approved drainage plan prior to issuance of a certificate of occupancy.</p>	Department of Public Works	Prior to issuance of a certificate of occupancy
	<p>5.1-10. Landscaping shall be kept to a minimum and where used, limited to plants and vegetation requiring little watering as recommended by a registered landscape architect.</p>	<p>The applicant shall submit a landscape plan.</p>	Department of Regional Planning	During plan check

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
	5.1-11. Roof drains shall be directed off the site or directed to an on-site location to the satisfaction of the County of Los Angeles Department of Public Works in the County-approved drainage plan.	Applicant shall submit a grading and drainage plan for compliance	Department of Public Works	During plan check
	5.1-12. Proposed structures shall be designed in conformance with any additional recommendations pertinent to soil erosion in accordance with the recommendations of the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14-35) or most current geotechnical report reviewed and approved by the County of Los Angeles.	Applicant shall submit structural and building plans for compliance.	Department of Public Works	During plan check
Consequences of liquefaction on the project site include liquefaction-induced ground subsidence and lateral spread or deformation toward the low-lying areas of the project site. Additionally, soils located on Parcel 9U are not suitable for support of the project.	Liquefaction: 5.1-13. Proposed structures shall be designed in conformance with all recommendations included in the Van Beveren & Butelo report (Draft EIR, Appendix 5.1, pages 14-35) or most current geotechnical report reviewed and approved by the County of Los Angeles.	Applicant shall submit a geotechnical report and building plans for compliance.	Department of Public Works	During plan check
Methane is a natural by-product of the microbial decomposition of organic matter in an anaerobic environment. In large concentrations, methane can be explosive and, since it is	Soil Gas 5.1-14. The County Building and Safety, as defined in Los Angeles County Building Code Section 110.4, buildings or structures adjacent to or within 200 feet (60.96 meters) of active abandoned or idle oil or gas well(s) shall be provided with methane gas-protection systems. For soil gas safety, the recommendations in the August 23, 2006 and May 3, 2008	Applicant shall submit a methane gas report for compliance	Department of Public Works in conjunction with other relevant County	During construction

Mitigation Monitoring Program

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heavier than air, can displace atmospheric oxygen.	Methane Specialist reports (Draft EIR, Appendix 5.1) or most current methane gas report reviewed and approved by the County of Los Angeles Department of Public Works shall be implemented.			
	5.1-18. There are several existing pile foundations on the site. Where the foundations are in the building area, they shall be cut off at least 5 feet below the bottom of the proposed mat or the proposed pile caps.	Applicant shall submit a demolition plan for compliance	Department of Public Works	During plan check
	5.1-19. A program of in-situ densification to improve the density of the granular estuary deposits to a minimum N-value of 20 shall be employed. Densification to achieve the required minimum N-values recommended in most current geotechnical report reviewed and approved by the County of Los Angeles Department of Public Works should be performed throughout the estuary deposits to the surface of the dense sand and gravel. The densification shall be evaluated by a test program using cone penetration tests (CPT) to the satisfaction of the County of Los Angeles Department of Public Works.	Applicant shall submit a geotechnical report for compliance	Department of Public Works	During plan check and on going during construction
	5.1-20. Foundations for the hotel should extend through the existing fill and estuary deposits and into the underlying dense sand and gravel. Driven piles could be used, but the noise associated with pile driving may be a problem in this residential neighborhood. Auger-cast piles could be used as an option to the driven piles. The specific design recommendations in the approved geotechnical report shall be incorporated, as appropriate.	Applicant shall record a covenant to ensure compliance for the notice required in Mitigation Measure 5.2-3	Department of Public Health in conjunction with Public Works	During plan check and on going during construction

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
The project site is not located on expansive soils however, any import material shall be tested for expansion prior to importing.	<p>5.1-21. Any import material shall be tested for expansion, potential prior to importing. A log of imported materials shall be maintained by the Project Contractor and made available to the County upon request.</p> <p>5.1-22. Expansion index tests shall be performed at the completion of grading if silty subgrade soils are exposed to verify expansion potential. Results of tests shall be provided to the County of Los Angeles Department of Public Works.</p>	Applicant shall submit a log of the imported material and test results to ensure compliance.	Department of Public Works	Grading completion
	5.1-23. Any additional recommendations pertinent to expansive soils as shall be carried out in accordance with the recommendations in the most current geotechnical report reviewed and approved by the County of Los Angeles Department of Public Works.	Applicant shall submit a Geotechnical Reports to ensure compliance.	Department of Public Works	During plan check
NOISE				
Construction Impacts Construction activity would occur as close as 50 feet from existing noise sensitive residential uses located east and west of the project site, or along the haul route. Uses at these locations could experience noise levels that reach up to 94 A-weighted decibels (dB(A)) for short time periods. These could be	<p>5.2-1. All construction equipment, fixed or mobile, that is utilized on the site for more than two working days shall be in proper operating condition and fitted with standard factory mufflers, as feasible. Stationary source noises (such as generators and air compressors) within 100 feet of residential land uses shall be completely enclosed in temporary portable noise structures, such as a plywood fence or acoustic noise curtain. If determined necessary and feasible by the County of Los Angeles Department of Public Health, temporary sound walls shall be constructed between the construction activity and nearby occupied residences. The sound walls shall be continuous with no breaks, and shall be of such height to break the line-of-sight to the first floor occupants of the nearby residences.</p>	The applicant shall submit an equipment log and record a covenant to ensure the equipment is properly maintained.	Department of Public Health	Log submitted quarterly and during field inspections

Mitigation Monitoring Program

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Temporarily exposed to exterior noise levels that could exceed the County's Noise Control Ordinance standards for construction equipment noise.				
	5.2-2. All exterior construction activity, including grading, transport of material or equipment and warming-up of equipment, shall be limited to between the hours of 7:00 AM to 7:00 PM, except for concrete pours, and shall not occur during weekend periods unless approved by the Los Angeles County Department of Public Health. The work schedule shall be posted at the construction site by the project contractor and modified as necessary to reflect deviations approved by the Los Angeles County Department of Public Health. The project contractor or a designee should spot check and respond to complaints.	The applicant shall record a covenant to ensure compliance with the required noise restrictions. Field inspection	Department of Public Health in conjunction with Public Works	On-going during construction
	5.2-3. The project applicant shall post a notice at the construction site that shall contain information on the type of project and anticipated duration of construction activity, locations of haul routes, and shall provide a phone number where people can register questions and complaints. The applicant shall keep a record of all complaints and take appropriate action to minimize noise generated by the offending activity where feasible. A monthly log of noise complaints shall be maintained by the applicant and submitted to the County of Los Angeles Department of Public Health.	The applicant shall record a covenant to ensure compliance with the required noise restrictions	Department of Public Health	On-going during construction
Because the use of pile driving equipment is required for foundation construction, vibration	Vibration Impacts 5.2-4. To the extent feasible, the project developer shall utilize cost-	The applicant shall record a	Department of	On-going

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
impacts that would occur are considered significant and unavoidable, but temporary in nature.	<p>in-drilled hole or auger cast piles in lieu of pile-driving.</p> <p>5.2-5. A certified structural engineer shall be retained to submit evidence that pile driving activities would not result in any structural damage to nearby structures.</p>	covenant to ensure compliance with the required vibration restrictions.	Public Health	during construction
HYDROLOGY AND DRAINAGE				
During construction, grading/excavation operations and project construction could result in increased water and wind erosion and a potential for the discharge of sediment to the small-craft harbor during storm events resulting in increased sedimentation or erosion. Additionally, temporary de-watering systems for the proposed partially subterranean parking garages also have the potential to discharge sediments from excavation areas directly to the small-craft harbor unless mitigated. Project	<p>5.3-1. A final drainage plan and final grading plan (including an erosion control plan if required) shall be prepared by each applicant to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after redevelopment of the project sites. These plans shall be prepared to the satisfaction of the Los Angeles County Department of Public Works prior to the issuance of grading, demolition, or building permits.</p>	The applicant shall submit a final drainage plan and final grading plan	Department of Public Works	Prior to issuance of demolition and grading permits

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Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
applicant(s) would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) for Parcel 9U pursuant to the National Pollutant Discharge Elimination System (NPDES) that would identify the various Best Management Practices (BMPs) that would be implemented at the construction site.				
AIR QUALITY				
Demolition, Excavation and Construction Impacts The emissions associated with concurrent demolition, excavation and grading and construction of all the project components would exceed the South Coast Air Quality Management District (SCAQMD) emission thresholds of significance during the construction phase for	5.4-9. Develop and implement a construction management plan, as approved by the County, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD: a. Configure construction parking to minimize traffic interference. b. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person). c. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable. d. Reroute construction trucks away from congested streets. e. Consolidate truck deliveries when possible.	The applicant shall submit a construction management plan and a detour/haul route plans to ensure minimal construction activity impact. The applicant shall maintain a log to insure compliance.	Department of Public Works and Public Health.	Prior to issuance of a grading permit and on going during construction

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
carbon monoxide (CO), oxides of nitrogen (NOX), and volatile organic compounds (VOC), as well as cause localized significant ambient air quality impacts for particulate matter less than 10 microns in diameter (PM10), particulate matter less than 2.5 microns in diameter (PM2.5), and NOX.	<p>f. Provide dedicated turn lanes for movement of construction trucks and equipment on and off site.</p> <p>g. Maintain equipment and vehicle engines in good condition and in proper tune according to manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.</p> <p>h. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts.</p> <p>i. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.</p> <p>j. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices¹.</p> <p>k. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices¹.</p>			

¹ "Competitive prices" refers to costs that are no greater than 10% higher than the costs of utilization of standard equipment.

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Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
	<p>5.4-10. Develop and implement a dust control plan, as approved by the County, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:</p> <ul style="list-style-type: none"> a. Apply approved non-toxic chemical soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for four days or more). b. Replace ground cover in disturbed areas as quickly as possible. c. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturers' specifications. d. Water active grading sites at least twice daily (SCAQMD Rule 403). e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. f. Provide temporary wind fencing consisting of 3- to 5-foot barriers with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded. g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code. h. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads (recommend water sweepers using reclaimed water if readily available). 	<p>The applicant shall submit a dust control plan to alleviate dust emissions. Field inspection</p>	<p>Department of Public Health</p>	<p>Prior to issuance of a grading permit and on going during construction</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
The project would generate GHG emissions, which would contribute to potential cumulative impacts on global climate. These are not considered to be cumulatively considerable impacts.	Global Climate Change			
	5.4-11. The project shall achieve energy efficiency equivalent to the California Energy Commission Tier II building energy use standards.	The applicant shall incorporate compliance with the County Green Building Ordinance with final project design plans. Applicant will submit a log to ensure compliance.	Department of Public Works	Prior to issuance of building permit.
	5.4-12. The project applicant shall recycle and/or salvage for reuse a minimum of 65 percent of non-hazardous construction and demolition debris by weight.			
	5.4-13. The project applicant shall use drought-tolerant landscaping from an approved plant list provided by the lead agency, County of Los Angeles, or other agency.			
	5.4-14. The project applicant shall install a smart irrigation controller for any area of the lot that is either landscaped or designated for future landscaping. The project applicant shall ensure landscaped areas comply with all requirements within Title 22 Part 21 of Chapter 22.523.			
	5.4-15. The project applicant shall install high-efficiency toilets (maximum 1.28 gallons/flush) when tank-type toilets are installed.			
	5.4-16. The project applicant shall provide sufficient interior and exterior bicycle parking facilities at residential components of the project. The project applicant will also provide residents and hotel guests with information regarding local and regional public transportation services.			
BIOTA				
Direct impacts on terrestrial special status species associated with construction and operation on the project.	5.5-4 To avoid impacts to native nesting birds (California Fish and Game Code (Section 3503, 3503.5 and 3513), the applicant and/or its contractors shall retain a qualified biologist to conduct nest surveys in potential nesting trees within the project site and the median of Via Marina and Marquesas Way.	Qualified biologist to monitor construction activities and provide pre-construction nesting bird survey.	Department of Regional Planning and Department of Beaches and	Prior to and during construction

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
<p>sites are not considered significant except nesting migratory birds when found nesting in project area landscape trees.</p>	<p>prior to construction or site preparation activities. Specifically, within 30 days of ground disturbance activities associated with construction or grading, a qualified biologist shall conduct weekly surveys to determine if active nests of bird species protected by the Migratory Bird Treaty Act and the California Fish and Game Code are present in the construction zone. If no breeding bird behavior or nesting activity is observed, the surveying biologist may instruct the contractor to remove potential nesting habitat, so long as the removal occurs within three days of the survey. If the removal of potential nesting habitat does not occur within three days, an additional pre-construction survey will be conducted such that no more than three days will have elapsed between the last survey and the commencement of ground disturbance activities.</p>		Harbors	
<p>Direct impacts on terrestrial special status species associated with construction and operation on the project sites are not considered significant, with the exception of black-crowned night-heron and snowy egret when found nesting in project area landscape trees.</p>	<p>5.5-5 During all construction activities if active heron or egret nests are discovered on or adjacent to the project and these nests are being used for breeding or rearing offspring, a qualified biologist shall monitor bird behavior at the nest for any signs of distress or annoyance from the construction noise. In the event the consulting biologist determines that noise from the project construction activities are causing distress or annoyance to herons or egrets that may be utilizing nests on these parcels, then construction activities shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting during that year. The urbanized and disturbed condition of the existing environment shall be considered when determining buffer distances, since birds that typically nest in the area are already accustomed to noisy conditions.</p>	<p>Qualified biologist to monitor construction activities</p>	<p>Department of Regional Planning</p>	<p>During construction</p>

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
VISUAL QUALITY				
The height and mass of the proposed Woodfin Suite Hotel and Timeshare Resort Project from Viewing Locations One, Two, and Three, would be out-of-character with surrounding land uses. As such, impacts are considered significant and mitigation is required.	5.6-1. A deed restriction shall be placed of the southern portion of Parcel 9U requiring that the wetland park be retained as natural open space.	Recordation of deed restriction over Parcel 9U for wetland park.	Department of Regional Planning, Beaches and Harbors-Design Control Board	Prior to issuance of building permit
	5.6-2. On the street level of the project landscaping to the satisfaction of the County of Los Angeles, Department of Beaches and Harbors, Design Control Board shall be implemented to reduce visual impacts of the project when viewed from this location. Further, if approved by the Design Control Board, areas of landscaping shall be included on terraces and balconies that could be incorporated into the design of the hotel structure and associated parking structure.	Approval of landscape and final design plans.		
	5.6-3. Articulation and variations in color or building materials could be incorporated into the lower levels of the hotel and parking structure. These actions would reduce visual resource impacts on Via Marina.			
TRAFFIC/ACCESS				
The project is expected to generate approximately 1,538 net new trips per day. Of this total, an estimated 117 trips would occur during the morning peak hour, and 102 new trips would occur during the evening peak hour. These new trips would be added to the project area	5.7-1. Through the implementation of area traffic improvement measures recommended in the adopted Marina del Rey Specific Plan Transportation Improvement Program (TIP) project (i.e., existing + ambient growth + project) traffic related impacts would be reduced to a less than significant level. Based on the expected net project trip generation of 102 PM peak hour trips, the project (Parcel 9U) would be required to pay \$580,380 in trip mitigation fees. A portion of these fees is designated toward the Category 1 and 3 (regional) transportation improvements.	The applicant shall pay the fair share TIP fees	Department of Public Works Traffic and Lighting Division	Prior to construction

Mitigation Monitoring Program

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roadway network once the existing development is removed and the proposed project is completed and fully occupied. The incremental project traffic would significantly impact the (LOS) forecasts during the PM peak hours at three of the study intersections, Admiralty Way and Via Marina, Washington Blvd. at Ocean Avenue and Via Marina, and Admiralty Way and Mindanao Way. During the AM peak hour only the Admiralty Way/Mindanao intersection would be significantly affected.	The intersection improvement measures recommended to address these cumulative traffic impacts, consistent with the detailed specific intersection improvement measures in the December 2007 Traffic Analysis prepared by Crain and Associates, include the intersections of <ul style="list-style-type: none"> Admiralty Way and Via Marina Washington Boulevard and Via Marina/Ocean Avenue Admiralty Way and Palawan Way 	The applicant shall pay fees to the transportation improvement fund.	Department of Public Works Traffic and Lighting Division	Prior to construction

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
would significantly impact 12 of the 17 study intersections, resulting in several locations nearing or exceeding capacity. The proposed project would also contribute incrementally to these cumulative impacts.	<ul style="list-style-type: none"> Washington Boulevard and Palawan Way Lincoln Boulevard and Washington Boulevard Lincoln Boulevard and Marina Expressway (SR-90) Lincoln Boulevard and Bali Way Lincoln Boulevard and Mindanao Way Lincoln Boulevard and Fiji Way Admiralty Way and Bali Way Admiralty Way and Mindanao Way Marina Expressway (SR-90) Eastbound and Mindanao Way 			
SEWER SERVICE				
The proposed development would generate an increase demand for sewage.	5.8-1. Prior to issuance of building permits, the Woodfin Suite Hotel Project applicants shall demonstrate sufficient sewage capacity for the proposed project	The applicant shall obtain approval of a sewer area study from the Department of Public Works (DPW), or otherwise confirm sewer capacity to DPW's satisfaction.	Department of Public Works,	Prior to the issuance of building permits
WATER SERVICE				
The proposed development of the project would increase the demand for water in the project area.	5.9-1. The Woodfin Suite Hotel Project shall meet the County Efficient Landscape Ordinance since landscaped areas exceed 2,500 square feet in area.	The applicant shall submit a landscape plan	Department of Regional Planning	During plan check
Implementation of MWD 25-year comprehensive	5.9-2. The Woodfin Suite Hotel Project shall incorporate into the building plans water conservation measures as outlined in the following items:	The applicant shall submit building plans incorporating water	Department of Public Works	Prior to the issuance of building

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
Integrated Water Resources Plan (IRP)	<ul style="list-style-type: none"> Health and Safety Code Section 17921.3 requiring low-flow toilets and urinals; Title 24, California Administrative Code which establishes efficiency standards for shower heads, lavatory faucets and sink faucets, as well as requirements for pipe insulation which can reduce water used before hot water reaches equipment or fixtures; and Government Code Section 7800 which requires that lavatories in public facilities be equipped with self-closing faucets that limit the flow of hot water. 	conservation methods		permit
	5.9-3. Prior to the issuance of grading permits, the Woodfin Suite Hotel Project applicant shall provide to the Los Angeles County Department of Regional Planning a letter from Public Works Waterworks Divisions confirming that it is able to provide water service to the project phase under consideration.	The applicant shall submit water service letter from Waterworks District No. 29 of ability to provide sufficient water supply	Department of Regional Planning	Prior to the issuance of grading permit
SOLID WASTE SERVICE				
Demolition of the existing structures would generate construction debris.	5.10-1. The Woodfin Suite Hotel Project shall comply with Title 20, Chapter 20.87, of the Los Angeles County Code, Construction and Demolition Debris Recycling. The project proponent shall also provide a Waste Management Plan to recycle, at a minimum, 50 percent of the construction and demolition debris. The Waste Management Plan shall be provided to the County of Los Angeles Department of Public Works for review and approval prior to the issuance of demolition and grading permits.	The applicant shall submit a Recycling and Reuse Plan	Department of Public Works	Prior to issuance of demolition and grading permits
During project operation, Woodfin Hotel Suite and	5.10-2. To reduce the volume of solid and hazardous waste generated by the operation of the project, a solid waste management plan shall be developed by the Woodfin Suite Hotel Project.	The applicant shall submit a solid waste management plan.	Department of Public Works	Prior to issuance of demolition and

Impact	Mitigation Measure	Monitoring/Reporting Action(s)	Agency Responsible for Compliance	Timing
Timeshare Resort project would generate a net increase of solid waste generation beyond currently permitted landfill capacity.	applicants. This plan shall be reviewed and approved by the LACDPW. The plan shall identify methods to promote recycling and re-use of materials as well as safe disposal consistent with the policies and programs contained within the County of Los Angeles SRRE. Methods shall include locating recycling bins in proximity to dumpsters used by future on-site residents.			grading permits
POLICE PROTECTION				
Construction Impacts Site development and construction would normally not require services from the County Sheriff's Department, except in the cases of trespass, theft, and/or vandalism. Implementation of standard construction-traffic control procedures such as flagmen and signage would further reduce any potential impact.	<p>5.12-9. As part of the building permit process, the County Sheriff's Department shall review the Woodfin Suite Hotel Project site design during the planning and building plan-check process with respect to lighting, landscaping, building access and visibility, street circulation, building design and defensible space. Subsequent to Sheriff's Department review, comments regarding safety design techniques shall be incorporated into the design of the project.</p> <p>5.12-10. During construction, the builder and contractor shall adhere to the County of Los Angeles ordinances pertaining to construction noise (refer to Title 12, Chapters 12.08 and 12.12 Los Angeles County Code).</p>	The applicant shall submit site design to the County Sheriff's Department	County Sheriff's Department	Prior to issuance of demolition and grading permits
FIRE PROTECTION				
Construction Impacts During construction, a	5.13-9. Applicants associated with the Woodfin Suite Hotel Project shall submit and have approved by the County of Los Angeles	The applicant shall submit a Fire Safe Plan	County of Los Angeles Fire	Prior to issuance of

Mitigation Monitoring Program

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large amount of wood framing and other flammable construction materials would be present on the project site(s). In addition, construction traffic would occur on and near the project site during working hours due to commuting construction workers, trucks and other large construction vehicles that would potentially slow emergency response times. However, no significant impacts will occur with implementation of standard County safety measures.	<p>Fire Department, a Fire Safe Plan. The Fire Safe Plan shall include information regarding water flow and duration requirements, building sprinkler requirements, internal and external fire access. The applicant will provide a Conceptual Fire Safety Plan to be reviewed by the County Fire Department prior to issuance of building permits for each project. Typically, such plans, defined emergency evacuation plans and other information deemed necessary by the Fire Department. The Fire Safe Plan shall be reviewed by and incorporate all recommendations of the County Fire Department prior to project approval.</p> <p>5.13-10. During construction, security fencing will be installed surrounding the project site and private security services will be hired to reduce the potential for emergency medical or fire situations on the project site caused by illegal trespassing that could require a response by the County Fire Department.</p> <p>5.13-11. Consistent with the Fire Safe Plan, ingress/egress access for the circulation of traffic and for emergency response access shall be reviewed and approved by the County Fire Department prior to project approval.</p> <p>5.13-12. The development of this project shall comply with all applicable code and ordinance requirements for access, water mains, fire flows, and fire hydrants.</p>		Department	building permits



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 67861 – Scaled Down Project

**THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS
PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL

1. All proposed buildings shall be places such that a fire lane is provided to within 150 feet of all exterior walls of the first story. This measurement shall be by an approved route around the exterior of the building or facility. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
2. Fire lanes exceeding a length of 150 feet that dead end are required to provide an approved Fire Department turnaround. All required Fire Department turnarounds shall be designed to accommodate the required fire apparatus as mentioned on the Fire Department standards due to the size of the building and shall be clearly depicted on the final design plans.
3. All fire lanes, including the required Fire Department turnarounds and the required Fire Department access along the promenade, shall be labeled as "Private Driveway and Fire Lane" on the architectural site. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
4. The fire lanes on the east and west side of the project shall provide a minimum paved unobstructed width of 28 feet, clear to the sky. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
5. The fire lane on the east side of the project has been accepted as an alternate surface but maintaining a minimum unobstructed width of 28 feet, clear to the sky. The proposed alternate surface material to be used, the weight capacity of that material, and the width of the fire lane shall be reviewed and approved by the Fire Department prior to building permit issuance.

Reviewed by: Juan Padilla

Date: June 23, 2015

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PROJECT: TR 67861 – Scaled Down Project

6. The proposed removal bollards as indicated on the site plan are not acceptable and shall be setback from the public right of way a minimum of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
7. The Fire Department shall review and approved the type of removal bollards to be used at this development. Submit a detailed exhibit providing this information to the Fire Department for review and approval concurrently with the architectural plan prior to building permit issuance.
8. The Fire Department shall review and approved the spacing between the proposed removal bollards to ensure adequate fire apparatus vehicular access. Submit a detailed exhibit providing this information to the Fire Department for review and approval concurrently with the architectural plan prior to building permit issuance.
9. The fire lane on the promenade shall provide a minimum unobstructed width of 20 feet, clear to the sky. The material to be used on this fire lane shall be of an all-weather access surface. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
10. A reciprocal access agreement is required for all fire lanes within this development. Submit documentation to the Fire Department for review prior to building permit issuance.
11. Any change of direction within a fire lane shall provide a 32 feet centerline turning radius. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
12. Any proposed alternate surface material besides pavement within the required fire lane shall be capable to support a live load of 75,000 pounds. Provide construction detail on the load capacity of the permeable pavement product to be used and a note on the architectural plans so the Fire Department can verification for compliance prior to building permit issuance.

Reviewed by: Juan Padilla

Date: June 23, 2015

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PROJECT: TR 67861 – Scaled Down Project

13. A minimum unobstructed width of 26 feet is required adjacent to a required fire hydrant for a distance of 25 feet on each side, a total of 50 feet. Verification for compliance will be performed during the Fire Department review of the architectural plan prior to building permit issuance.
14. Fire Department emergency pedestrian access, such as to the roof of the buildings and/or to the proposed pool terrace, in compliance with the applicable Fire and Building Codes will be performed during the Fire Department review of the architectural plan prior to building permit issuance. Additional access maybe required at that time.
15. This development is required to provide a minimum of 4 fire hydrants. Some of the fire hydrants maybe existing and some may need to be installed. Verification of the existing fire hydrant and the location of any new fire hydrants will be determined by the Fire Department during the architectural plan review process prior to building permit issuance.
16. All required fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, be located to provide a minimum clearance of 3 feet around the fire hydrant, and conform to current AWWA standard C503 or approved equal.
17. The required fire flow from the public fire hydrant for this development with the allowable reduction for an approved fire sprinkler system in the buildings can be up to 4000 gallons per minute at 20 psi for a duration of 4 hours, over and above maximum daily domestic demand. The required fire flow will be calculated by the Fire Department during the architectural plan review process prior to building permit issuance.
18. A fire flow test from the jurisdictional water purveyor is required with the submittal of the architectural drawing to the Fire Department prior to building permit issuance. The closest existing public fire hydrant(s) to the project site shall be tested and shown on the architectural site plan.
19. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.

Reviewed by: Juan Padilla

Date: June 23, 2015

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**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: TR 67861 – Scaled Down Project

20. Additional fire protection systems, such as an automatic fire sprinkler system and automatic fire alarm system are required for each proposed building within this development. Submit design plans to the Fire Department for review and approval prior to installation.
21. A License Civil Engineer shall test the structural integrity of any approved alternate surface after installation and confirm the load capacity prior to occupancy. Copy of the test shall be submitted to the Fire Department.
22. A maintenance agreement by the future building operator for the proposed alternate surface and the proposed bollard is required by the Fire Department. The language of the agreement shall be reviewed and approved by the Fire Department and recorded into the CC&R document or recorded in the deed of the property. Indicate compliance prior to occupancy.
23. The driveways required for fire apparatus access shall be posted with signs stating "No Parking-Fire Lane" and/or striped accordingly in compliance with the County of Los Angeles Fire Code prior to occupancy.
24. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the Department of Public Works and the County of Los Angeles Fire Code.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.

Reviewed by: Juan Padilla

Date: June 23, 2015

Page 4 of 4



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July 25, 2014

TO: Anita Gutierrez
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, MPA, REHS (M.T.)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. TR 067861/ RCUP 200600288
Marina del Rey Marriott Courtyard and Residence Inn Hotel/The Reduced-
Scale Project
13800 Tahiti Way, Marina del Rey

- ☒ Public Health recommends approval of this CUP.
- ☐ Public Health does NOT recommend approval of this CUP.

The Department of Public Health – Environmental Health Division has reviewed the information provided for the project identified above. The CUP is for The Reduced Scaled Project which proposes a hotel with meeting rooms, a restaurant, a dining deck, a bar, a pool deck, a sundry shop, and a gym for hotel guests.

The Department recommends approval of this CUP with the following conditions:

1. A water availability letter from the water purveyor (Los Angeles County Waterworks District #80) shall be submitted to this Department to ensure the availability of the potable water supply.
2. The project shall comply with all Public Health requirements relating to the construction and operation of food establishments. Three sets of construction plans for the proposed food establishments shall be submitted to the Department's Plan Check Program for review and approval prior to issuance of any building permits. Each proposed food establishment must be issued a Public Health Permit to operate by this Department after construction. For questions regarding the above conditions, please contact the Plan Check Program at (626) 430-5560.

- 3 The project shall comply with all Public Health requirements relating to the construction and operation of a commercial swimming pool. Three sets of construction plans for the proposed pool shall be submitted to the Department's Recreational Waters Program for review and approval prior to issuance of any building permits. The proposed commercial pool must be issued a Public Health Permit to operate by this Department after construction. For questions regarding the above conditions, please contact the Recreational Waters Program at (626) 430-5360.
- 4 The project shall comply with the requirements of the Los Angeles County Noise Control Ordinance as found in Title 12 of the Los Angeles County Code.

For questions regarding this report, please contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARDER, Director

900 SOUTH FREMONT AVENUE
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Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91803-1460

March 3, 2015

IN REPLY PLEASE
REFER TO FILE **LD-2**

TO: Samuel Dea
Special Project Section
Department of Regional Planning

Attention Anita Gutierrez

FROM: Art Vander Vis
Land Development Division
Department of Public Works

MARINAL DEL REY MARRIOTT COURTYARD AND RESIDENCE INN HOTEL
COASTAL DEVELOPMENT PERMIT (CDP) NO. 200600007
CONDITIONAL USE PERMIT (CUP) NO. 200600288
PROJECT NO. TR067861
13800 TAHITI WAY, PARCEL 9
ASSESSOR'S MAP BOOK NO. 4224, PAGE 2, PARCEL 900
UNINCORPORATED COUNTY AREA OF MARINA DEL REY

We reviewed the site plan for the proposed Marina del Rey Marriott Courtyard and Residence Inn Hotel in the Marina del Rey area. The project has been revised from the single building, 19-story hotel, that was originally approved under TR 067861 with a timeshare component. The new proposed development is for two hotel buildings, one with 5 stories and one with 6 stories, on the northerly 2.15 acres of the parcel. These two hotel buildings combined have a total of 288 rooms, studios, suites, and accessory patron and visitor service uses including two meeting rooms, a restaurant, a bar/lounge, an exercise room, and an outdoor pool/spa. The downsized project will not have a timeshare component.

- ☒ Public Works recommends approval of this CDP.
- ☐ Public Works does **NOT** recommend approval of this CDP.

1. Road

- 1.1 Dedicate, through the set aside process, adequate right of way to provide an 8-foot-wide sidewalk along the property frontage of Via Marina to the satisfaction of Public Works. A fee will be required for the review of the dedication documents.

- 1.2 Construct/reconstruct parkway improvements (sidewalk, driveways, and etc.) that either serve or form a part of a pedestrian access route to meet current Americans with Disabilities Act guidelines, along the property frontage on Via Marina, and to the satisfaction of Public Works. Additional sidewalk pop-outs in the vicinity of any above-ground utilities/obstructions will be necessary.
- 1.3 Close any unused driveways with standard curb, gutter, and sidewalk, along the property frontage on Via Marina, to the satisfaction of Public Works.
- 1.4 Reconstruct the raised median on Via Marina to provide an exclusive left-turn pocket at the project's easterly driveway to the satisfaction of Public Works. Relocate any affected utilities.
- 1.5 Plant street trees along the property frontage on Via Marina to the satisfaction of Public Works.
- 1.6 Provide detailed, full-scale (1"=40'), signing and striping plans on Via Marina, along the property frontage, to provide an exclusive left-turn pocket at the project's easterly driveway to the satisfaction of Public Works.
- 1.7 Provide a detailed, full-scale (1"=20'), traffic signal modification plan for the intersection of Via Marina and Tahiti Way if any traffic signal equipment is impacted as a result of any construction activities.
- 1.8 Comply with the mitigations measures identified in the attached April 22, 2014, letter from Public Works' Traffic and Lighting Division or any revisions thereafter, to the satisfaction of Public Works. Additional signing and striping and/or traffic signal plans may be required.
- 1.9 Acquire street plan approval before obtaining a grading/drainage permit.
- 1.10 In the event that this project is required to develop the Wetland Park located at the northeast corner of Via Marina and Tahiti Way, additional improvements including, but not limited to, pavement repairs; reconstruction of the existing sidewalk to 8 feet; reconstruction of the existing curb, gutter and curb ramp; and traffic signal modifications may be required on Via Marina and Tahiti Way along the Wetland Park frontage to the satisfaction of Public Works. Additional dedications, through the set-aside process along Via Marina and Tahiti Way, may also be necessary.

Samuel Dea
March 3, 2015
Page 3

- 1.11 Provide an adequate landing area with a maximum 3 percent grade on the subterranean driveway exit and provide adequate sight distance from the subterranean driveway exit to the sidewalk (both directions), to the satisfaction of Public Works. Line-of-sight shall not be impaired by any proposed monument wall and/or landscaping adjacent to the subterranean driveway.
- 1.12 Execute an Agreement to Improve for the street improvements prior to issuance of a grading permit.

2. Grading

- 2.1 Submit a grading plan to Public Works for review and approval that complies with the approved drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan dated July 3, 2008, or any revisions thereafter. Acknowledgement and/or approval from all easement holders may be required.
- 2.2 Acquire permits and/or letters of non-jurisdiction from all State and Federal agencies, as applicable. These agencies may include, but may not be limited to, the California Coastal Commission; State of California Regional Water Quality Control Board; State of California Department of Fish and Game; State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources; and the Army Corps of Engineers.

For questions regarding the road and grading conditions, please contact Sam Richards of Public Works' Land Development Division at (626) 458-4921 or srich@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Ruben Cruz of Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

RC:tb

P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 067851\Site Plan\12-18-2015\TR 067851 parcel 9 Marina del Rey Comments.docx

Attach.